



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 10, 2019

File No.: 2018-201-  
SPF-SPR-CL 5

Application Type: Class V Site Plan, Landscape Plan,  
Architectural Elevations– Murphy Oil

#### General Data:

Agent/Applicant: Jillian Janovsky, GreenbergFarrow

Owner: Murphy Oil USA, Inc.

Location: 16211 S. Military Trail

PCN: 12424626280000030

Property Size: 0.83 Acres

FLUM: General Commercial (GC)

Zoning: Planned Commercial (PC)

#### Adjacent Zoning:

- North: PC
- South: Single Family Residential-(RS-Unincorporated Palm Beach County)
- East: Planned Office Center (POC)
- West: PC

Existing Land Use: Convenience Mart

Proposed Land Use: 24-hour Convenience Mart

#### Item before the Board:

The action before the Board is the consideration of a Class V Site Plan application for the **Murphy Oil** located at **16211 S. Military Trail** pursuant to LDR Section 2.4.5 (F), including the following:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations



#### Staff Recommendations

By separate motions:

#### Site Plan:

Move approval of the Class V Site Plan Modification (2018-201) for **Murphy Oil** located at **16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

*\*Note: If the site plan is denied, no further action shall be taken on the landscape plan or architectural elevations due to potential inconsistencies.*

#### Landscape Plan:

Move approval of the Landscape Plan for **Murphy Oil** located at **16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.16.

#### Project Planner:

Christine Stivers, Senior Planner;  
[stiversc@mydelraybeach.com](mailto:stiversc@mydelraybeach.com),  
561-330-6056

#### Review Dates:

#### Attachments:

1. Site Plans
2. Elevations
3. Landscape Plan



**Architectural Elevations:**

Move approval of the Architectural Elevations for **Murphy Oil located at 16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in LDR Section 4.6.18(E) and 4.6.18(B)(13).

**Notes:**

1. Prior to site plan certification, all plans affected by the retention of trees 9, 22, 28 and 38, shown the tree preservation plan as being removed, shall be updated to reflect the trees remaining.

**Background:**

The subject property is located on the west side of South Military Trail approximately 1,200 feet south of the intersection of South Military Trail and West Linton Boulevard within the Walmart Center Development, Tract C, as shown in Plat book 66, Page 41. The site is approximately 0.83 acres and contains a 210 sf convenience store and a fuel canopy with 8 fuel stations (16 fuels dispensers). There are 3 existing parking spaces. The site was originally developed in 1989 with City Commission approval for a site and development plan for Walmart that included 114,760 sf retail building and two 0.8 acre out-parcels, one of these being the subject parcel.

Originally zoned as General Commercial (GC), the site was rezoned to Planned Commercial (PC) with the Citywide rezoning associated with the approval of the Land Development Regulations in 1990. The property has a Future Land Use Map (FLUM) designation of General Commercial (GC). PC has a minimum floor area requirement (structure size) of 6,000 sf. In September 2000, the Board of Adjustment approved a variance to reduce the minimum floor area for Tract C to 208 sf. In January 2001, a Conditional Use for a gas station (convenience mart) was granted. In December of 2007, a Conditional Use was granted to Walmart for 24-hour operation.

On February 25, 2019, the Planning and Zoning Board recommended approval for a Modification of Conditional Use for the Convenience Mart to demolish the existing facilities to construct a larger convenience mart, new fueling stations, and canopy. The existing convenience mart has hours of operation from 5 a.m. to 1 a.m., therefore a Conditional Use request for 24-hour operation was presented and was recommended for approval by the Planning and Zoning Board. The requests went before the City Commission on April 2, 2019 where the Commission approved the Modification of Conditional Use, as well as the 24-hour operation request.

**Project Description:**

The applicant has submitted a Class V Site Development plan to construct a Convenience Mart type gasoline station. Pursuant to LDR Section 4.3.3(J)(2), this type of gasoline station falls under the category of Convenience Mart (gasoline station with food sales), which is defined as a gasoline station which also sells foods and convenience items and does not accommodate repair or installation services and where the sale of food and convenience items is secondary to the use as a gasoline station.

The proposed site improvements include the demolition of the existing convenience mart and fuel canopy and the construction of a new 1,400 sf convenience mart with 8 fueling stations (16 fueling positions). The existing connection to the shopping center will remain in the same location. Eight parking spaces have been proposed. Striped crosswalks from the parking and fueling stations have been incorporated into the site plan to guide pedestrian traffic. The proposed site plan also depicts an air pump and a bike rack.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

The subject property is zoned within the Planned Commercial (PC) Zoning District. A Convenience Mart use has several development standard requirements that supersede the development standards within the PC zoning district. The following table illustrates the required standards for the PC zoning district for this parcel.

	Required	Provided
PC Zoning District, Development Standards		



Lot Depth	100-feet	178-feet
Max Lot Coverage	75%	4%
Min Open Space	25%	>25%
Floor Area (Minimum square feet)	6,000 sf	1,400 sf*
Special Landscape Setback-Military Trail (4.3.4(H)(6)(b)(6))	18 feet (S. Military)	30-feet
PC-Special landscape area	10-feet	10-feet min.

\* Variance granted 9/2000 by Board of Adjustments.

#### Section 4.3.3. Special requirements for specific uses-Convenience Mart:

Pursuant LDR Section 4.3.3(J), a gasoline station is any establishment at which the sale and delivery of fuel to a motor vehicle occurs. Gasoline stations are also classified as to other commercial activities which may occur on the site of the establishment.

Pursuant to LDR Section 4.3.3(J)(2), this gasoline station falls under the category of Convenience Mart (gasoline station with food sales), which is defined as a gasoline station which also sells foods and convenience items and does not accommodate repair or installation services and where the sale of food and convenience items is secondary to the use as a gasoline station.

Pursuant LDR Section 4.3.3(J)(5), the following development standards depicted on the table below apply to sites upon which a Convenience Mart gasoline station is to be located.

Standard	Convenience Mart	Provided
Minimum Lot Area	15,000 Square Feet	36,132 sf (0.83 Ac.)
Minimum Frontage	150 Feet	203-feet
Parking Requirements	4.5 / 1,000 Square Feet of Gross Floor Area (7 sp)	7 Spaces
Driveways	There shall be no more than two (2) curb-cuts to any abutting street with a minimum distance of twenty-five feet (25') between curb-cuts. Curb-cuts shall not have a width exceeding thirty-five feet (35'), exclusive of transitions. Curb-cuts shall not be located closer than twenty-five feet (25') to the intersection of the ultimate right-of-way lines at a corner nor closer than fifteen feet (15') from any abutting property line or alley.	The subject parcel is located interior to the shopping center, therefore, the driveway requirement does not apply.

Pursuant LDR Section 4.3.3(J)(6), the following standards apply to gasoline stations:

- (a) Gasoline dispensers, tanks, dispenser islands, and canopies shall not be located closer than fifteen feet (15') from any property line. When property directly abuts residentially zoned property, gasoline dispensers, tanks, dispenser islands and canopies, signs, or vents shall not be located closer than 40 feet from the property line abutting the residentially zoned property.

The proposed tanks, canopies and dispensers islands exceed 15 feet from the nearest property line. The tanks are approximately 15 feet from the northern property line and the canopy is approximately 44 feet from the northern property line. The property abuts a residentially zoned property along the southern property line. The gasoline dispensers, tanks, dispenser islands and canopies, signs and vents are all located in excess of 40 feet from the southern property.

- (b) All storage tanks shall be underground.

The existing storage tanks will be removed and replaced with new tanks that will be located underground.

- (c) Lift and repair facilities shall be located within a structure. There are no proposed lift and repair facilities for this use.
- (d) Vending machines are to be located under roof and screened on three sides. Racks containing cans of lubricating oil may be displayed on service islands. Racks or pedestals used for the display of tires shall be located along any side (as opposed to front) of a structure.

No vending machines or tire sales are proposed and sales of oil will be conducted inside. Propane tank cages and an



ice unit are proposed along the north face of the building towards the entrance drive of the Walmart Center. No additional screening is needed as it does not face a public right-of-way.

**Section 4.6.4(2), Special District Boundary Treatment:**

Section 4.6.4(2), Special District Boundary Treatment, requires where the rear or side of commercially zoned property directly abuts residentially zoned property without any division or separation between them, such as a street, alley, railroad, waterway, park, or other public open space, the commercially zoned property shall provide a ten-foot building setback from the property line located adjacent to the residentially zoned property. In addition, either a solid finished masonry wall six feet in height, or a continuous hedge at least four and one-half feet in height at the time of installation, shall be located inside and adjacent to the portion of the boundary line of the commercially zoned property which directly abuts the residentially zoned property. If a wall is used, it shall have only those openings as required by other city codes to meet hurricane or severe storm construction standards. No walkways or other pedestrian ways shall be located through the wall or hedge. The applicant has provided the buffer as well as building setback as required along the southern property line. Additional landscaping such as 12-foot high Dahoon Hollies have been proposed to aid in mitigation of any negative impacts. It is important to note that the subject parcel abuts the residentially zoned property along an open space tract of the residential development. The nearest residence is approximately 625-feet from the site. A positive finding can be made.

**Lighting:**

The proposed lighting consists of wall fixtures on the building, under the fuel canopy, and on freestanding poles within the parking area. The proposed values are within the permitted minimum and maximum ranges, which comply with the requirements of LDR Section 4.6.8(B)(3), Illumination Standards. Per the foot candle values located on the Photometric Plan, there is no light spillover onto the adjoining residentially zoned parcel. The Crime Prevention through Environmental Design (CPTED) noted that LED lighting is used and is the highest recommended light source and provides the best visibility with the least distortion.

**Minimum Parking Requirements/Loading:**

Pursuant to LDR Section 4.3.3, convenience marts shall provide 4.5 parking spaces per 1,000 square feet of gross floor area. Currently, three parking space are located on the parcel, seven spaces are required and seven spaces are provided. Striped crosswalks from the parking and fueling stations have been incorporated into the site plan to guide pedestrian flow. Anticipated deliveries to the convenience mart will be by a box truck and gas tanker. As the structure size of the mart is less than the square footage that requires a loading area, loading will be done within one of the parking spaces. The gas tankers will unload near the tanks.

**Refuse Enclosure:**

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public rights-of-way. The refuse enclosure does not face a public right of way but faces the interior of the subject parcel. The area is enclosed on three sides and provides gates, meeting the code requirements.

**Landscape Analysis:**

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. A tree disposition plan was included with the landscape plans. Staff and the applicant worked together to retain one of the oaks within the parking area thus losing one parking space but meeting parking requirements as well as two oaks at the eastern curb line that will need to have root barrier installed between the tree and proposed utilities. Once the updated landscape plan is submitted with the described changes mitigation will be found to be in compliance. **Prior to site plan certification, all plans affected by the retention of trees 9, 22, 28 and 38, shown the tree preservation plan as being removed, shall be updated to reflect the trees remaining.**

**Architectural Elevations Analysis**

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Site Plan Review and Appearance Board (SPRAB) in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of





- the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
  3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The elevations are generally in good taste, consistent with this type of use and will not materially depreciate the surrounding environment. The canopy has been designed to blend with the façade of the proposed structure utilizing like colors, materials and textures.

Per 4.6.18(B)(13), the Site Plan Review and Appearance Board shall make a finding that outbuildings within a shopping center shall be compatible in terms of color, materials and architectural style. The brick veneer material is consistent with the brick face of the existing Walmart. The earth tones and wall material of the proposed structure are also consistent with the existing buildings. Therefore, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E) and 4.6.18(B)(13).

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following four areas.

**FUTURE LAND USE MAP:** The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation.

The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

**CONCURRENCY:** Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

As described in Appendix A, a positive finding of concurrency can be made.

**CONSISTENCY:** Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(G)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

**COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):** Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is made.

**LDR Section 2.4.5(G) (5) - Compatibility (Site Plan Findings):** the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the subject parcel:

**Adjacent Zoning****Adjacent Land Use**

North	Planned Commercial (PC)	Shopping Center (Walmart)
South	Single Family Residential-PBC (RS)	Country Lake Development
East	Planned Office Center (POC)	South County Professional Center
West	Planned Commercial (PC)	Shopping Center(Walmart)

The subject parcel is located at the southeast portion of the shopping center. The existing shopping center borders the north and west property lines of the subject parcel with residential zoning to the south. The convenience mart use and the 24-hour operation are permitted conditional uses within the Planned Commercial (PC). As the convenience mart abuts a residentially zoned property to the south, the applicant has provided the buffer as required by Section 4.6.4(2), Special District Boundary Treatment along the southern property line. As stated previously, additional landscaping such as 12-foot high Dahoon Hollies have been proposed to aid in mitigation of any negative impacts to the surrounding properties. Therefore, a positive finding can be made for Section 2.4.5(F) (5), that the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

**Comprehensive Plan Policies:** A review of the goals, objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

**Future Land Use Element Objective A-1** - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The existing convenience mart is 208 sf with 8 fueling stations. Murphy Oil is proposing a 1,400 sf convenience mart and fueling area with 8 fueling stations. (16 fueling positions). The mart in addition to the canopy is approximately 6,450 sf. The PC zoning district requires a standalone building to be a minimum of 6,000 square feet, therefore any expansion of the approved conditional use to obtain this minimum square footage is encouraged. Therefore the site is being redeveloped in a manner appropriate and complementary to the adjacent land uses.

**Transportation Element - Policy A-6.2:** The approval of a modification to an existing site development plan and/or conditional use shall be conditioned upon the upgrading of its points of access to meet adopted standards.

Pursuant to LDR Section 6.1.4(C)(1-2), the minimum width of a two way driveway is 24 feet. The convenience mart (gasoline station with food sales) parcel has internal access to the shopping center; therefore, access points to the shopping center must meet this minimum width. In this case, the width of the access to the shopping center is 36-feet to aid in gas tanker maneuverability between the shopping center and the subject parcel. The access point to S. Military Trail is a minimum of 24 feet wide. This access is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

**Transportation Element - Policy D-2.2:** Bicycle parking and facilities shall be required on all new development and redevelopment.

As mentioned in the project description, the site plan includes the installation of a bicycle rack. The provision of a bicycle rack is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

**Review by Others:**

The development proposal is not in a geographic area requiring review by the Pineapple Grove Main Street (PGMS), West Atlantic Redevelopment Coalition (WARC), Historic Preservation Board (HPB), Downtown Development Authority (DDA) or the Community Redevelopment Agency (CRA).

**Courtesy Notice:**

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- Country Lake Homeowners Association



11784 Sample Road #103  
Coral Springs, FL 33065-3122

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

**Assessment and Conclusion:**

The proposed development is consistent with the policies of the Comprehensive Plan and can be found consistent the Land Development Regulations. Also, a positive finding can be made with respect to LDR Section 2.4.5(F)(5), Findings, as the proposed development does not significantly affect surrounding properties. The proposed development is an expansion of an existing use. The redesign of the site provides a more organized circulation pattern around the fueling stations than currently exists, as well as pedestrian crossings from the fueling stations and parking areas as an improvement to safety. Improvements are appropriate and will not impact the Center's compatibility with the surrounding area. The use and hours of operation are approved conditional uses and harmonious with the surrounding shopping center.

**Alternative Actions:**

- A. Continue with direction.
- B. Move approval of the Class V Site Plan (2018-201), Landscape Plan, and Architectural Elevations Modification for **Murphy Oil located at 16211 S. Military Trail**, as amended, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), 4.6.18(B)(13), and Chapter 3, Performance Standards, of the Land Development regulations.
- C. Move denial of the Class V Site Plan (2018-201), Landscape Plan, and Architectural Elevations Modification for **Murphy Oil located at 16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in 2.4.5(F)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), 4.6.18(E), 4.6.18(B)(13), and Chapter 3, Performance Standards, of the Land Development regulations.

Staff Report prepared by: *Christine Stivers, Senior Planner*



**APPENDIX "A"-CONCURRENCY FINDINGS:**

Pursuant to **LDR Section 3.1.1(B)** Concurrency as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

**Water and Sewer:** •

- Water service is existing on-site via connection to a 2" water main located within the shopping center.
- Sewer service is existing on-site via connection to a 6" sewer main located within the shopping center.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

**Streets and Traffic:** The conditional use modification requests the demolition of the existing 210 sf convenience mart and canopy/fueling stations for a proposed 1,400 sf convenience mart and 8 fueling stations. The proposed convenience mart will generate 96 net new daily trips, 10 net new AM Peak Hour trips and 5 net new PM Peak hour trips. Palm Beach County Traffic Performance Standards have been met.

**Parks and Recreation Facilities:** Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

**Solid Waste:** The existing convenience mart generates 3.85 tons of solid waste per year ( $210 \times 36.7 = 7,707 / 2,000 = 3.85$ ). The proposed convenience mart will generate 25.69 tons of solid waste per year ( $1,400 \times 36.7 = 51,380 / 2,000 = 25.69$ ). This equates to a net increase of 21.84 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

**Drainage:** Drainage will be accommodated on site. No problems for adjacent properties are anticipated with respect to drainage as it relates to this standard.





**APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)**

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent



- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
- ☐ Not applicable
  - ☒ Meets intent of standard
  - ☐ Does not meet intent
- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.
- ☐ Not applicable
  - ☒ Meets intent of standard
  - ☐ Does not meet intent
- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.
- ☒ Not applicable
  - ☐ Meets intent of standard
  - ☐ Does not meet intent