



# 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 28, 2021

**File No.:** 2021-057  
**SPI-SPR-CL4**

**Application Type:** Class IV Site Plan, Landscape Plan,  
Architectural Elevations– **Starbucks**

**General Data:**

**Agent/Applicant:** Kimley Horn, Mark Rickards

**Owner:** BBB Plaza Associates, LTD

**Location:** 14802 S Military Trail

**PCN:** 12-42-46-13-000-7070

**Property Size:** 9.28 Acres

**LUM:** GC (General Commercial)

**Zoning:** PC (Planned Commercial), Four Corners Overlay District

**Adjacent Zoning:**

- North: PC
- South: R-1-A (Single Family Residential) and GC
- East: PC
- West: PC

**Existing Land Use:** bank with drive-thru service.

**Proposed Land Use:** 2,564 SF restaurant with drive-thru service.



**Item before the Board:**

The action before the Board is the consideration of a Class IV Site Plan

Modification application for the Starbucks at the Bed Bath and Beyond Plaza pursuant to LDR Section 2.4.5 (G), including the following:

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

**Staff Recommendations:**

**Optional Board Motions:**

1. Move to continue with direction.
2. Move approval of the Class IV (2021-057) Site Plan Modification, Landscape Plan, Architectural Elevations, for Starbucks located at the Bed Bath and Beyond Plaza as amended, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class IV (2021-057) Site Plan Modification, Landscape Plan, Architectural Elevations for Starbucks located at the Bed Bath and Beyond Plaza as amended, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

**Project Planner:**

Jennifer Buce, Planner;

[buce@mydelraybeach.com](mailto:buce@mydelraybeach.com),

561-243-7138

**Review Dates:**

SPRAB Board: April 28, 2021

**Attachments:**

1. Site Plans
2. Elevations/Murals
3. Landscape Plan
4. Project Narrative
5. Master Development Plan



1. That all of the plans be updated prior to certification to reflect the change in parallel parking from five spaces to 4 space. This does not affect the parking data chart.

**Background:**

The Bed Bath and Beyond Plaza is zoned Planned Commercial (PC) and is located within the Four Corners Overlay district with a Land Use Map (LUM) of General Commercial. The Plaza is located on the southeast corner of South Military Trail and West Atlantic Avenue. The plaza was developed in 1981 under the Palm Beach County's jurisdiction and was originally known as Delray West Plaza prior to its annexation into the municipal boundary of Delray Beach in 1989 via Ordinance No. 67-89. The plaza has evolved since its initial construction, as indicated in the following outline:

- 1992: a stand-alone restaurant was constructed adjacent to South Military Trail.
- 2000: a stand-alone bank was constructed adjacent to West Atlantic Avenue.
- 2017: a Class IV Site Plan Modification was approved by the Site Plan Review and Appearance Board for a 13,215 square foot retail building (occupied by CVS Pharmacy) including a drive-thru and by-pass lane, and demolition of the circa 1992 restaurant. This outparcel and the remaining Bed Bath and Beyond Plaza are currently unified via a recorded Declaration of Unity of Title (ORB 29070, Page 0105) as they share parking and cross access between the parcels.
- 2019: a Conditional Use was approved by the Planning and Zoning Board to allow a 1,983 square foot Neighborhood Automotive Rental Facility within one of the bays in the Plaza.
- 2019 a Class III Site Plan Modification was approved by the Site Plan Review and Appearance Board for the associated architectural and site improvements.
- On April 19, 2021, the Planning and Zoning Board approved a Master Development Plan Modification (MDPM) for the Bed Bath and Beyond Plaza, as well as a waiver request for the minimum structure size required for the proposed restaurant/coffee shop. The Master Development Plan consists of the current 13-46-42, SLY 663.83 FT OF NLY 697.53 FT OF ELY 671.50 FT OF NW 1/4 OF SW 1/4 (LESS N 240 FT OF S 256 FT ADDL MILITARY TR R/W) where the Starbucks is proposed and Suarez Mobil Tr A as there is a Unity of title as they share cross access and parking.

**Project Description:**

The proposed request includes:

- Demolition of the circa. 2000 bank and associated site improvements, including 59 parking spaces and drive thru area.
- Construction of a 2,564 square foot restaurant plus 390 square feet of outdoor dining area and drive thru.
- Provision of 37 parking spaces, a dumpster enclosure area, and extensive landscaping along West Atlantic Avenue and throughout the project area.

The two access points into the plaza from West Atlantic Avenue, which are located both east and west of the proposed restaurant, will be maintained; an additional driveway provides access to the plaza from Military Trail. The vehicular entrance and exit to the proposed building are from an existing driveway within the plaza; vehicular traffic circulates from the entrance point and around the building to exit. The drive-thru runs parallel to the driveway and around the building; approximately 152 feet of stacking is provided from the point of order to the pick-up window. The proposed site improvements do not include any additional alterations or landscaping to the balance of the plaza.

**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 PC Zoning District within, in the Four Corners Overlay District. The Four Corners Overlay District is subject to the standards of the GC Zoning District. The following chart provides the applicable Development Standards for Bed Bath and Beyond Plaza Shopping Center (the Master Development Plan), as well as the Starbucks site, as provided in LDR Sections



4.4.9, GC Zoning District applicable to the Four Corners Overlay District, Section 4.4.12, PC Zoning District, and Section 4.3.4(K), Development Standards. Pursuant to LDR Section 4.4.9(G)(3)(e)(1)(a), where standards unique to the Four Corners Overlay District conflict with standards contained elsewhere in the zoning code, that unique standard shall apply.

	Required	Existing	Provided	Starbucks
<b>PC Zoning District, Development Standards</b>				
Open Space (Minimum for MDP) BBB Plaza	25%	12%	14%*	32%
Front Setback (Minimum): West Atlantic Avenue	30 feet	49 feet1 inch	49 feet1 inch'	49 feet1inch
<b>GC Zoning District, Development Standards for the Four Corners Overlay District</b>				
Site Area (Minimum for MDP) BBB Plaza	4 acres	9.3 acres	9.3 acres	9.3 acres
Lot Coverage (Maximum for MDP) BBB Plaza	75%	88 %	86%	68%
Front Perimeter Landscape Buffer (Minimum): West Atlantic Avenue	30 feet	1 foot 6 inches*	1 foot 6 inches*	1 foot 6 inches*
Floor Area (Minimum square feet): (outbuilding)	4,000 sf	5,850 SF	2,564 sf**	2,564 **sf
Maximum Building Height	60 feet	29 Feet (CVS)	29 feet CVS)	19 feet 4 inches

\*existing non-conformities

\*\*At the April 19, 2021 Planning and Zoning Board meeting a wavier was granted to reduce the minim floor area from 4,000 square feet to 2,564 square feet.

#### **Four Corners Overlay District, Supplemental Regulations:**

Pursuant to LDR Section 4.4.9(G)(3), a restaurant/coffee shop with drive-thru service is permitted per Sections 4.4.9(B)(4).

#### **Building Size:**

Pursuant to LDR Section 4.4.9(G)(3)(e)(2), Minimum structure Size, requires that any free-standing non-residential principal structure shall have a minimum floor area of 4,000 square feet; shall be architecturally consistent with other structures in the master development plan; and shall have direct access to and from other portions of the Four Corners Overlay development. The applicant is proposing a 2,564 square feet free-standing structure. The proposed 390 square feet of outdoor seating is not included in the floor area total. A waiver for the minimum structure size was approved by the Planning and Zoning Board on April 19, 2021.

#### **Minimum Parking Requirements:**

Pursuant to LDR 4.6.9(C)(3)(e), shopping centers ranging from 25,000 to 400,000 square feet require 4 parking spaces per 1,000 square feet of gross leasable floor area, irrespective of uses. The entire development will have a total square footage of 86,477, including the 13,215 square feet commercial building (occupied by CVS) and the proposed 5,850 square feet restaurant (to be occupied by Starbucks). Therefore, the development requires 346 parking spaces ( $86,477 \text{ sf} \times 4 / 1,000 = 345.9$  rounded up to 346) and a total of 352 parking spaces are proposed.

#### **Bicycle Parking**

Pursuant to LDR Section 4.6.9(C)(1)(c), Number of Parking Spaces Required: Bicycle Parking and Showers, restaurants are required to provide 2 spaces per 10,000 square feet of Type I bicycle parking. Type I is intended to be used for short term parking by visitors. A minimum of two bicycle parking spaces is required; a rack accommodating six bicycles is provided on the north entrance side of the building.

#### **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 center adjacent to parking. The area is enclosed on three sides and provides gates.

#### **Stacking**

Pursuant to LDR Section 4.6.9(D)(3)(c), provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not backup into the public street system. Provisions must be made to provide for 100 feet of clear stacking from the first point of transaction for each lane of a drive-thru facility and in advance of all guardhouses or security gates. The staking



distance has been provided for the drive thru facilities with over 185 feet from W. Atlantic Avenue to the beginning of the drive thru.

**Lighting:**

The proposed lighting consists of wall fixtures on the building and 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.

**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 comply.

A tree disposition plan was included with the landscape plans. There are a total of 19 trees that are remaining on site which include Sabal Palms, Live Oak and Mahogany, one Sabal Palm is being relocated and eight trees are being removed which include Sabal Palms, Brazilian Beauty Leaf, Pink Trumpet, and Live Oak. Where the property cannot accommodate tree replacement on a DBH (Diameter Breast of Height)/caliper inch-per-inch basis, an in-lieu fee shall be deposited into the Tree Trust Fund for those trees with a condition rating of 50 percent or greater. The in-lieu fee is calculated per DBH inch for each tree that cannot be mitigated by replacement and shall be approved by the Site Plan Review and Appearance Board (SPRAB) or the Historic Preservation Board (HPB), as appropriate, as part of the landscape plan. The applicant has provided a mitigation table, a total of eight trees in the amount of \$6,150 is to be paid into the tree fund. The in-lieu fee must be collected at the time of building permit submittal.

New landscaping is being provided around the site which includes Gumbo Limbo, Crape Myrtle, Live Oak, and Cabbage Palm. The shrubs include Dwarf Clusia, Red Tip Cocoplum, Small Leaf Clusia, Croton and Podocarpus. The ground cover consists of Perennial Peanut, Holly Fern, Green Island Ficus, Dwarf Yaupon Holly, Parsani, and St Augustine Grass.

Pursuant to LDR 4.4.9(F)(3)(d) Four Corners Overlay District. The following development standards shall apply to parcels within the Four Corners Overlay District: A landscape buffer shall be provided around the perimeter of each parcel within the development pursuant to the applicable buffers as listed below in this section. Parking, structures, perimeter roadways, and other paving is not permitted within this buffer except for bicycle paths, sidewalks, jogging trails, and driveways or access streets which provide ingress and egress for traffic and which are generally perpendicular to the buffer. The width of the buffer shall be the smaller distance of either the dimensions below or ten percent of the average depth of the property; however, in no case shall the landscape area be a width of less than ten feet: or when adjacent to a collector or arterial street is 30 feet. The landscape buffer is an existing nonconformity of 1 foot 6 inches.

Described in the Development Standard Chart, this is an existing nonconformity on site. The applicant did remove existing perpendicular parking from W. Atlantic Avenue and created more open space to eliminate some of the 1'6" existing non-conformity enhance the area with additional landscaping.

**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.

Per LDR Section 4.4.9(G)(3)(e)2, the Four Corners Overlay District requires that any free-standing non-residential structure be architecturally consistent with other structures in the Master Development Plan. The proposed facade elevations illustrate that the elements of the surrounding buildings have been considered. Pursuant to 4.4.9(F)(3)(e) Buildings shall be allowed to a maximum height of 60 feet on parcels of four acres or more and a maximum of 48 feet for parcels less than four acres. The proposed building





height of the Starbucks is 23 feet four inches. The screened parapet is four feet in height which is covering mechanical equipment. The proposed structure consists of 2,564 square feet; the additional 390 square feet of outdoor seating is minimally covered by the front canopy and not included in the structure size. The proposed design is simple and typical of the Starbucks brand with shades of brown stucco finishes accented by a "fiber cement vintage wood bark" and aluminum awnings and overhangs.

**Review by Others:**

**Courtesy Notice:**

Courtesy notices have been provided to the following homeowner's associations were mailed on April 19, 2021:

- The Hamlet
- Sherwood Forest
- Sunset Pines
- Highland Park Co. Inc

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

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.

**(A) 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 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 (LUM) designation.

**(B) CONCURRENCY: Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.**

The Concurrency items and analysis are in Appendix "A"

**(C) CONSISTENCY: A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.**

As an overview of the applicable standards, the proposed building design, lighting, and landscaping are not anticipated to impact visibility or create distractions the proposal is in compliance with the sight visibility requirements and minimum and maximum photometric levels. New ADA compliant sidewalk connections will be provided to connect the Plaza to West Atlantic Avenue. The proposed restaurant is not anticipated to have a negative impact on the safety and stability of nearby neighborhoods; it is not only a permitted use within the Four Corners Overlay District but also similar to recent development on the SW and NE corners of West Atlantic Avenue and South Military Trail. Although the intensity of the proposed use is increasing daily traffic trips at the plaza, the applicant's traffic study indicates that a five-year traffic analysis plan was conducted with Palm Beach County and no new roadway improvements are identified in the study area. Regarding overall development intensity, the maximum Floor Area Ratio (FAR) for the General Commercial land use designation is 3.0 and the resulting FAR for the plaza is 0.21 (86,477 SF of building/404,301 SF of lot area).

**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, 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 Master Development Plan for the proposed restaurant:

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

	<b><u>Zoning Designation:</u></b>	<b><u>Land Use:</u></b>
<b><u>North</u></b>	PC – Planned Commercial	Shopping Center (Delray Square)
<b><u>South:</u></b>	GC- General Commercial and R-1-A	Medical Office/Single Family Dwelling
<b><u>East:</u></b>	PC – Planned Commercial	Bank/Nursing Home
<b><u>West:</u></b>	PC - Planned Commercial	Shopping Center (Delray Commons)

The proposed improvements at the Bed Bath and Beyond Plaza is consistent with the PC zoning district uses which allows restaurant uses within the GC zoning district. The adjacent development consists of both commercial and residential uses, which have previously been considered as consistent with the center, and do not have an adverse effect on the neighboring uses. The site plan will continue to be compatible and harmonious with the adjacent and nearby properties.

**Comprehensive Plan Policies:** Considerations of and compliance with applicable goals, objective, and policies of the Comprehensive Plan may be considered for determining consistency. The following Comprehensive Plan policies are related to the proposal:

The proposed building, as well as the proposed improvements, are consistent with the existing Bed Bath and Beyond Plaza all of which are typical of suburban development in the Four Corners. The addition of a new restaurant and drive thru will provide new dining opportunities for the residents in adjacent neighborhoods and continue to increase the economic value by providing new job opportunities and financial gain to the busy intersection. The proposal is consistent with the policies of the Always Delray Comprehensive Plan and can be found consistent with the Land Development Regulations.

### **Economic Prosperity Element**

#### **Objective ECP 1.3 Local Employment**

*Support opportunities to fill vacant job positions and help more Delray Beach residents find local employment opportunities and improve their job readiness.*

#### **Policy ECP 3.3.6**

*Promote development or redevelopment of vacant, underutilized, or surplus properties, particularly those with the potential to serve as a catalyst for economic development*

### **Neighborhoods Districts and Corridors**

#### **Objective NDC 1.1 Land use Designation**

*Establish compatible land use arrangements using land use categories appropriate for the diverse and different neighborhoods, districts, and corridors throughout Delray.*

#### **Policy NDC 1.1.14**

*Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

#### **Objective 2.3, Western Neighborhoods (West of Interstate-95)**

*Protect and enhance the residential neighborhoods located west of I-95, improve connectivity, and provide a mix of uses that meet daily needs of residents.*

**Objective NDC 2.7 Planning of Neighborhoods, Districts, and Corridors****Policy NDC 2.7.25**

*Evaluate the Land Development Regulations to the Four Corners Overlay District, which were adopted in 2007, to assess the vision for the area and create and adopt a redevelopment plan that implements the identified vision through the provision of guidelines and recommendations; new improvements and development shall comply with the provisions of the applicable Land Development Regulations until a Plan and associated Land Development Regulations are adopted.*

The land use designations and corresponding zoning regulations within the Four Corners Overlay District support the continued redevelopment of the area in an effort to not only support the surrounding neighborhoods, but also to encourage the provision of appropriate and complementary redevelopment. The proposed stand-alone restaurant at the Bed, Bath and Beyond Plaza continues the auto-centric development pattern that is concentrated at the intersection of Military Trail and West Atlantic Avenue. The mix of restaurants and retailers, most of which are part of a larger chain or franchise business, are supported both by the surrounding neighborhoods, as well as travelers along both of the busy corridors. While the proposal does not take advantage of the redevelopment incentives offered in the Four Corners Overlay District, the stand-alone restaurant strives to support the daily needs of residents.

**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:** Connections will be made into the existing 8-inch water main located on Atlantic Avenue. Sanitary sewer connections will be made into an existing 8-inch main located on that connects to Military Trail. Pursuant to the Always Delray Comprehensive Plan, treatment capacity is available at the City’s Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

**Streets and Traffic:**

The traffic study analyzed the entire plaza and concluded that the proposal meets the Traffic Performance Standards of Palm Beach County. The net new daily trips generated by the plaza as a result of the proposed restaurant is 749 new daily trips, with 85 new AM peak hour trips and 3 less PM peak hour trips. The applicant has received a Traffic Performance Standards approval letter from Palm Beach County.

**Parks and Recreation Facilities:**

Pursuant to LDR Section 5.3.2, whenever a development is proposed upon land which is not designated for park purposes in the Comprehensive Plan, an impact fee assessed for the purpose of providing park and recreational facilities shall be imposed. This is not applicable since it is a commercial project.

**Solid Waste:** Proposed Restaurant 2,564 square feet x 20.8 lbs. /2,000 = 26.6 tons per year  
Existing Bank 5,850 square feet x 3.7 lbs. /2,000 = 10.8 tons per year.

The change from financial institution to a coffee shop will generate an additional 15.8 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

**Drainage:** Drainage will be accommodated on site as it is existing. No issues to 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 (K)**

- 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. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- D. Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a be detrimental impact upon or result in the degradation in the existing neighborhood, the request shall be modified or denied.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- E. Development of residentially zoned vacant land shall be planned in a manner 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 use intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable  
☒ Meets intent of standard  
☐ Does not meet intent
- G. Development of shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies of the Housing Element.
- ☒ Not applicable  
☐ Meets intent of standard  
☐ Does not meet intent
- H. Consideration shall be given to the effect that a development will have on the safety, livability and stability of neighborhoods and residential areas. Factors such as but not limited to noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of surrounding areas, the projects 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 to teens and adults, 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

K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program; development in all other areas shall not exceed the Standard density.

- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent