



SPECIAL MEETING

CITY PLANNING COMMISSION AGENDA

**THURSDAY, MARCH 13, 2014
8:30 A.M.**

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903**

CITY PLANNING COMMISSION MEETING PROCEDURES

MEETING ORDER:

The City Planning Commission will hold a *special meeting* on **Thursday, March 13, 2014 at 8:30 a.m.** in the City Hall Council Chambers at 107 North Nevada Avenue, Colorado Springs, Colorado.

When an item is presented to the Planning Commission the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Commission may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

VIEW LIVE MEETINGS:

To inquire of current items being discussed during the meeting, please contact the Planning & Development Department at 719-385-5905, tune into local cable channel 18 or live video stream at www.springsgov.com.

CITY PLANNING COMMISSION COMPREHENSIVE PLAN AND REVIEW CRITERIA

COMPREHENSIVE PLAN:

The City Planning Commission uses the Comprehensive Plan as a guide in all land use matters. The Plan is available for review in the Land Use Review Office, Room 105 of the City Administration Building (30 S. Nevada Avenue). The following lists the elements of the Comprehensive Plan:

- Introduction and Background
- Land Use
- Neighborhood
- Transportation
- Natural Environment
- Community Character and Appearance
- 2020 Land Use Map
- Implementation

The Comprehensive Plan contains a land use map known as the 2020 Land Use Map. This map represents a framework for future city growth through the year 2020, and is intended to be used with the Comprehensive Plan's goals, policies, objectives and strategies. It illustrates a desired pattern of growth in conformance with Comprehensive Plan policies, and should be used as a guide in city land use decisions. The Comprehensive Plan, including the Land Use Map, may be amended from time to time as an update to city policies.

APPLICATION REVIEW CRITERIA:

Each application that comes before the Planning Commission is reviewed using the applicable criteria located in the *Appendix* of the Planning Commission Agenda.

CITY PLANNING COMMISSION APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, Part 906 (B) (1) of the City Code, “Any person may appeal to the City Council any action of the Planning Commission or an FBZ Review Board or Historic Preservation Board in relation to this Zoning Code, where the action was adverse to the person by filing with the City Clerk a written notice of appeal. The notice of appeal shall be filed with the City Clerk no later than ten (10) days after the action from which appeal is taken, and shall briefly state the grounds upon which the appeal is based.”

Accordingly, any appeal relating to this Planning Commission meeting must be submitted to the City Clerk (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) by:

Monday, March 24, 2014

A **\$176** application fee and a justification letter specifying your specific grounds of appeal shall be required. The appeal letter should address specific City Code requirements that were not adequately addressed by the Planning Commission. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter.

CITY PLANNING COMMISSION AGENDA

ITEM NO: 1

STAFF: MICHAEL SCHULTZ

FILE NO:
CPC UV 14-00018 – QUASI-JUDICIAL

PROJECT: CAMERON'S PRODUCTS

APPLICANT: ENTITLEMENT & ENGINEERING SOLUTIONS, INC.

OWNER: KIMCO SPRING CREEK 686, INC. (KIMCO REALTY)



PROJECT SUMMARY:

1. Project Description: This is a request by Entitlement & Engineering Solutions, Inc. on behalf of Kimco Spring Creek 686, Inc. (Kimco Realty) for a use variance to allow warehouse and distribution use within the PBC (Planned Business Center) zone district. The property consists of 9.49 acres and is located at 1660 S. Circle Drive.
2. Applicant's Project Statement: **(FIGURE 1)**.
3. Planning and Development Department's Recommendation: Approve the use variance and development plan **(FIGURE 2)** to allow warehouse and distribution uses within the PBC (Planned Business Center) zone district subject to the conditions of approval and technical modifications as outline below.

BACKGROUND:

1. Site Address: 1660 S. Circle Drive.
2. Existing Zoning/Land Use: PBC/cu (Planned Business Center with conditional use) / Retail (Property rezoned to PBC in 1986; the conditional use relates to a 1997 request to allow the northerly freestanding building to be used as an alternative school, now the Dollar Tree).
3. Surrounding Zoning/Land Use:
North: PBC / Vacant and Retail
South: PUD / Multi-family 4-unit Condos and Apartments
East: PBC / Commercial/Retail
West: PUD / Multi-family townhomes and Vacant
4. Comprehensive Plan/Designated 2020 Land Use: Community Activity Center
5. Annexation: Solar Village, 1981
6. Master Plan/Designated Master Plan Land Use: Spring Creek Master Plan
7. Subdivision: Home Club Subdivision #2
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The property is completely built out with a 107,000 sq.-ft. building, paved parking and landscape areas completely encompass the building.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Staff held a neighborhood meeting on December 4, 2013 to discuss the proposal of a use variance to allow the proposed warehouse and distribution use within the shopping center. Notification postcards were mailed to 135 property owners and the two HOA's located within 500 feet of the property; only four (4) residents attended the meeting.

After hearing presentations from the property owner and the perspective tenant, residents appeared supportive of the use primarily due to concerns of having the space sit vacant and becoming a nuisance. Neighbors did have concerns about trash pickup around the shopping center, as well as the level of truck traffic and uses/storage occurring behind the shopping center.

Notices were again sent out during the internal review period and prior to the Planning Commission meeting. Staff did not receive any inquiries on the proposed use variance.

All applicable agencies and departments were asked to review and comment on the use variance. No significant concerns were identified.

ANALYSIS OF REVIEW CRITERIA / MAJOR ISSUES / COMPREHENSIVE PLAN AND MASTER PLAN CONFORMANCE:

1. Review Criteria / Design and Development Issues:

The proposal is to reuse approximately 65,000 square feet of an existing retail shopping center, in what had most recently been used as a grocery store, for a warehouse and distribution facility. The primary shopping center building comprises of roughly 107,000 square feet of retail space, with a majority of the center currently vacant; several adjacent pad sites exist comprising of discount retailers and a fast food restaurant.

The shopping center was constructed in 1988, prior to the initial development of the Spring Creek Traditional Neighborhood Development located immediately to the west of the Spring Creek Shopping center. However, the private alley running behind the center is owned and maintained by the Spring Creek Home Owners' Association with access granted to the shopping center.

While the proposed warehouse and distribution use is prohibited in the PBC zone, there are several factors to justify the request. The subject building comprises over 100,000 square feet of retail space with roughly 65,000 square feet alone in the proposed tenant space. Few current traditional retailers would utilize such a large retail space. The proposed tenant is proposing an accessory retail component as part of the use of the space, allowing use by the general public.

Also, the neighborhood and adjacent developer of the Spring Creek development are in support of the proposal in order to have a tenant occupy a building that has sat vacant for approximately one year as well as to, hopefully, breathe new life into the shopping center. The Spring Creek residents have desired a grocery store to anchor future neighborhood retail within the area, but at this time there has been no known interest of a new grocer willing to open within the Spring Creek neighborhood.

It was indicated during the neighborhood meeting that the level of truck traffic would be the same, if not less, than the grocery store, likely four to five trucks per day. The facility would operate under two working shifts (currently employ seven to 10 employees which could double within six months), with the last shift ending around 6 or 7 p.m. There would be periodic unloading of product from shipping containers onto the ground and hauled in through the overhead door.

Because of concerns of potential noise and traffic created through the shipping/distribution portion of the use, staff has asked Kimco Realty and the Spring Creek developer/HOA to discuss potential mitigation efforts involving screening and landscaping for those current and future residents that abut the shopping center. Staff asked for a coordinated effort due to the limited locations to add screening and landscaping due to the location of the private alley

(owned and controlled by Spring Creek HOA) that services both the Spring Creek development and the shopping center. At the time of this memo, the shopping center owner and developer have expressed confidence that an agreement detailing mitigation measures can be provided in the near future.

While each application must be reviewed on its own merits, staff does want to acknowledge two recent use variance approvals involving light industrial and warehouse and distribution uses within a PBC zone district. In April 2013, the CPC approved the Goodwill warehouse and distribution hub in a former retail lumber building located on S. Academy Blvd., just north of Hancock Expressway. The CPC also approved a warehouse and light manufacturing use in August 2013 within the former Bally's Fitness Center space at the Bally Plaza center along S. Academy Blvd. In both instances the properties had a history of allowing use variances for light industrial type uses.

Pursuant to City Code Section 7.5.803.B, the following criteria must be found in the affirmative in order to approve a use variance:

a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and

b) That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also

c) That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

Staff finds that the proposed use variance meets the review criteria as outlined in Section 7.5.803.B of the City Code.

2. Conformance with the City Comprehensive Plan:

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Objective LU 8: Integrate Employment Centers into the Wider City Land Use Pattern

Colorado Springs has been successful at attracting and retaining major employers and growing small businesses, which has led to a healthy, thriving economy. However, the needs of employers, such as land requirements, location considerations, and availability of housing, must be balanced with overall quality of life issues. Employment activities that are not integrated into the community lead to higher infrastructure costs, increase traffic and

congestion, and create a sense of separation from the community. Employment centers should be developed so they meet the needs of the employers, while at the same time contribute to the quality of life in Colorado Springs. The City's efforts should focus on creating opportunities for quality employment at various economic levels for its residents, and on environmentally responsible industries that make a positive contribution to the community.

Policy LU 801: Locate New Employment Activities within Mixed-use Centers
Locate concentrated employment activities within designated mixed-use centers whenever possible. Employment centers will be designed for basic employment uses including light manufacturing, offices, corporate headquarters, as well as other uses of similar character. Include a variety of complementary uses, such as business services, lodging for business travelers, convenience retail, childcare, restaurants, and multifamily housing. Employment activities that cannot be located within mixed-use centers due to large, single employer campuses, or environmental, industrial, and operational constraints, should be planned within the context of complimentary mixed uses in nearby activity centers.

3. Conformance with the Area's Master Plan:

The Spring Creek Master Plan, originally approved in 2002, identifies 17 acres on the northwest corner of S. Circle Dr. and Monterey Dr. as "Commercial". An amendment to the master plan is not necessary with the proposed use variance, the PBC zoning will remain intact with the intent of the property to remain for retail, commercial or office uses.

STAFF RECOMMENDATION:

Item No.: 1 CPC UV 14-00018 – Use Variance

Approve the use variance to allow warehouse and distribution within a PBC (Planned Business Center) zone district based upon the finding that the use and plan comply with the criteria for granting a use variance and a development plan as set forth in City Code Sections 7.5.803.B and 7.5.502.E, and is subject to the following conditions of approval and technical modifications to the development plan:

Condition of Approval

Outdoor storage of products, supplies, and merchandise is prohibited.

Technical Modifications

1. Document any agreements or coordination between Mike DeGrant of the Spring Creek HOA and the property owner / applicant regarding buffering or screening on the Spring Creek development side of the property.
2. In addition to the above landscaping/screening, show three (3) additional evergreen trees (min. six-feet tall) just east of the rear drive on Monterey. The trees shall be planted outside of the sight safety area as determined by the City Public Works Department.
3. Under Conditions of Approval: Replace note #1 with "No outdoor storage of product or supplies".
4. Note the City file number in the lower right hand corner of each plan page (**CPC UV 14-00018**).

5. Clarify the correct location of the 30-foot utility, access and drainage easement along the existing drive
 6. Show the parking counts for each row of parking and indicate the total existing number of parking spaces.
 7. Note and label the location of the accessible parking stalls on-site.
 8. Note the location of all the rear loading docks associated with the tenant space. Also illustrate any intended parking area for the trailers. Any trailer parking shall not be within the shared drive-access.(.).
 9. Add the property address (the specific tenant address) to the Property Information on the front sheet.
 10. On Note #5, correct "Conditional Use" to "Use Variance".
 11. Illustrate the general location of the landscape medians throughout the shopping center.
 12. Clarify if there is an existing cross access easement with the property immediately north of the shopping center; the travel route of the trucks through this drive appear to cross over the property line.
-



January 27, 2014

Community Development Department
Land Use Review Division
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80901

Re: Use Variance Application—1660 S. Circle Drive, Colorado Springs

To Whom It May Concern:

It is our pleasure to present to you a Use Variance Application for the above stated address. This space, totaling +/- 65,280 SF, has suffered from chronic vacancy since its construction in 1989. Additionally this is one of 20+ boxes competing for tenants in the Colorado Springs MSA. Located at South Circle Drive and Monterey, this Shopping Center was built in anticipation of housing growth in the Spring Creek neighborhood. Unfortunately, with the downturn in the economy, the shopping center has struggled to gain footing as retailers have passed over the site due to its lack of density.

Kimco Realty, being a large international REIT has many retail relationships. Since Liborio Market's closing we have been marketing this space heavily, and have leveraged our national and regional relationships to find a "traditional" tenant to take the anchor position in our shopping center. Despite our best efforts, "traditional" tenants such as grocers, soft-good chains, or even thrift or deep discount tenants have shown no interest

Kimco is extremely motivated to fill the space, due to the effects of crime, and has had to look at non-traditional tenants. We have spent thousands of dollars on vandalism, and have lost tens of thousands of dollars in HVAC and other copper theft. In our search for a tenant, we have been forced to think outside the box to try to find a fit for the center and therefore we are requesting a use variance from our current zoning of PBC (Planned Business Center) to allow for a low impact use of Warehousing and Distribution (with minor office and retail elements). Cameron's Products is a local Colorado Springs business who is in the need for expansion. As ecommerce gains strength in the retail world, we are encountering tenants similar to Cameron's Products to seek sites similar to ours in other regions. This particular tenant is a distributor of kitchen and BBQ goods to such major retailers as Williams Sonoma, Sur La Table, Ace Hardware and others. In addition to distribution, Cameron's Products will be opening a retail outlet that will sell goods returned to their corporate warehouse on the East Coast. The breakdown of space will be 89% Warehousing and Distribution and 11% retail/office.

FIGURE 1

DEVELOPMENT PLAN - LAND USE VARIANCE
 SPRING CREEK SHOPPING CENTER

MONTEREY PARTNERS FILING NO. 2, LOT 1
 A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 1660 SOUTH CIRCLE DRIVE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

APPLICANT:
 ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
 3100 W. BEAVER, COLORADO SPRINGS
 ATTN: MICHAEL S. CERBASI, P.E.
 P. (719) 576-7777

OWNER:
 KIMCO REALTY
 4277 KENNEDY BLVD.
 ALDEN, CO 80013
 ATTN: JEFFREY W. HANCOCK
 P. (720) 824-0200

SITE DATA TABLES

EXISTING USE TABLE			
ITEM	QUANTITY	AC	%
RETAIL	107,310 SF	2.46 AC	22.97
PAVEMENT	336,410 SF	7.73 AC	72.02
LANDSCAPING	23,354 SF	0.54 AC	5.00
NET AREA	467,074 SF	10.72 AC	100.00

PROPOSED USE TABLE			
ITEM	QUANTITY	AC	%
RETAIL	43,530 SF	1.00 AC	9.33
INDUSTRIAL (WAREHOUSE)	57,980 SF	1.33 AC	12.41
OFFICE	5,800 SF	0.14 AC	1.24
PAVEMENT	336,410 SF	7.73 AC	72.02
LANDSCAPING	23,354 SF	0.54 AC	5.00
NET AREA	467,074 SF	10.72 AC	100.00

NOTES:
 1. LANDSCAPING AND LANDSCAPING AREAS ARE APPROXIMATE
 2. LANDSCAPING ASSUMED TO BE 3% OF NET AREA
 3. LOT 1, SPRING CREEK FILING NO. 6, AND LOT 2 CREATED BY
 MONTEREY PARTNERS FILING NO. 2 IS INCLUDED IN THE
 PROPOSED AND EXISTING LAND USE TABLES

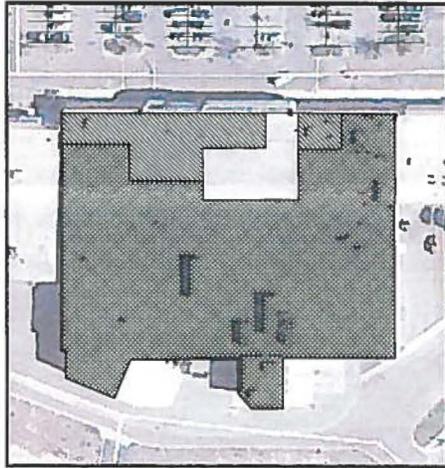
REQUIRED PARKING PER PROPOSED USE			
USE	QUANTITY	PARKING REQUIREMENT	PARKING REQUIRED
RETAIL	43,560 SF	1 / 300 SF	145
INDUSTRIAL - WAREHOUSE AND DISTRIBUTION	57,980 SF	1 / 1000 SF	58
OFFICE	5,800 SF	1 / 400 SF	15

EXISTING PARKING COUNTS		
USE	EXISTING	PROPOSED
PARKING	578	0
TOTAL	578	578

NOTES:
 1. PARKING AREAS ARE PROVIDED BY THE OWNER IN ACCORDANCE WITH THE PROPOSED LAND USE TABLES
 2. THE PROPOSED PARKING AREAS ARE SHOWN IN THE PROPOSED USE MAP
 PD DP - 86-420-XXXXX
 3. LOT 1, SPRING CREEK FILING NO. 6, AND LOT 2 CREATED BY MONTEREY PARTNERS FILING NO. 2 IS INCLUDED IN THE PARKING COUNTS



VICINITY MAP
 1"=4,000'
 [Symbol] INDICATES SITE LOCATION



PROPOSED USE MAP
 1"=100'

BUILDING DATA TABLE

USE	PROPOSED USES		PARKING REQUIRED
	QUANTITY	PARKING REQUIREMENT	
RETAIL	1,500 SF	1 / 300 SF	5
INDUSTRIAL - WAREHOUSE AND DISTRIBUTION	57,980 SF	1 / 1000 SF	58
OFFICE	5,800 SF	1 / 400 SF	15

PROPERTY INFORMATION
 TAX SCHEDULE ID # 64281026
 PIC ZONE DISTRICT
 CURRENT USE: RETAIL
 PROPOSED USE: INDUSTRIAL/WAREHOUSE WITH RETAIL AND OFFICE SPACE
 FIRM ZONING: COMMUNITY MAP #888410740F & #388410740F, MARCH 17, 1997
 TOTAL LOT SIZE: 19.72 ACRES +/-
 TOTAL BUILDING SIZE: 63,280 SF +/-

NOTES:
 1. ACCESS EASEMENT, EL PASO COUNTY CLERK & RECORDER RECEPTION NUMBER 21002324, LEGALLY PROVIDES LOT 2 ACCESS FROM THE MONTEREY PARTNERS FILING NO. 2 TO THE PROJECT SITE.
 2. MONTEREY PARTNERS FILING NO. 2, A REPLAT OF LOT 1, MONTEREY PARTNERS FILING NO. 1, IS UNDER REVIEW AND APPROVAL IS PENDING

SHEET INDEX:

- CV-01 1 OF 3 COVER SHEET
- SP-01 2 OF 3 SITE PLAN
- TR-01 3 OF 3 TRUCK ACCESS PLAN

PROJECT NO:	SPC-2014
REVISION:	
DATE:	01/17/14
PROJECT BY:	JSC
DESIGNED BY:	JSC
CHECKED BY:	JSC
DATE:	
BY:	
DATE:	

KIMCO
 REALTY CORPORATION
 421 SOUTH CIRCLE DRIVE
 ALDEN, CO 80013
 (720) 824-0200

EES
 ENGINEERING & ENVIRONMENTAL SOLUTIONS, INC.
 1415 SOUTH CIRCLE DRIVE
 ALDEN, CO 80013
 (720) 824-0200

DEVELOPMENT PLAN - LAND USE VARIANCE
 SPRING CREEK SHOPPING CENTER
 1660 SOUTH CIRCLE DRIVE, CO. SPRING, CO. 80916
 COVER SHEET

CV-01
 1 OF 3

FILE # PD DP 86-420-XXXXX

FIGURE 2

PROJECT NO.: KIMCO-004 DRAWN BY: JSC DATE: 01/17/14		KIMCO REALTY CORPORATION 7201 RYAN ROAD DENVER, CO 80231	BES 1515 17th Street Suite 100 Denver, CO 80202	DEVELOPMENT PLAN SPRING CREEK SHOPPING CENTER 1660 SOUTH CIRCLE DRIVE, COLORADO SPRINGS, CO 80916	SP-01 2 OF 3
---	--	--	--	---	-----------------



- EXISTING RETAIL TO REMAIN
- PROPOSED BUILDING AREA FOR TENANT (CAMERON PRODUCTS)

PROPOSED BUILDING AREA

SIZE: 63,280 SF
 USES:
 WAREHOUSING - 45,280 SF
 RETAIL - 1,500 SF
 OFFICE - 5,000 SF

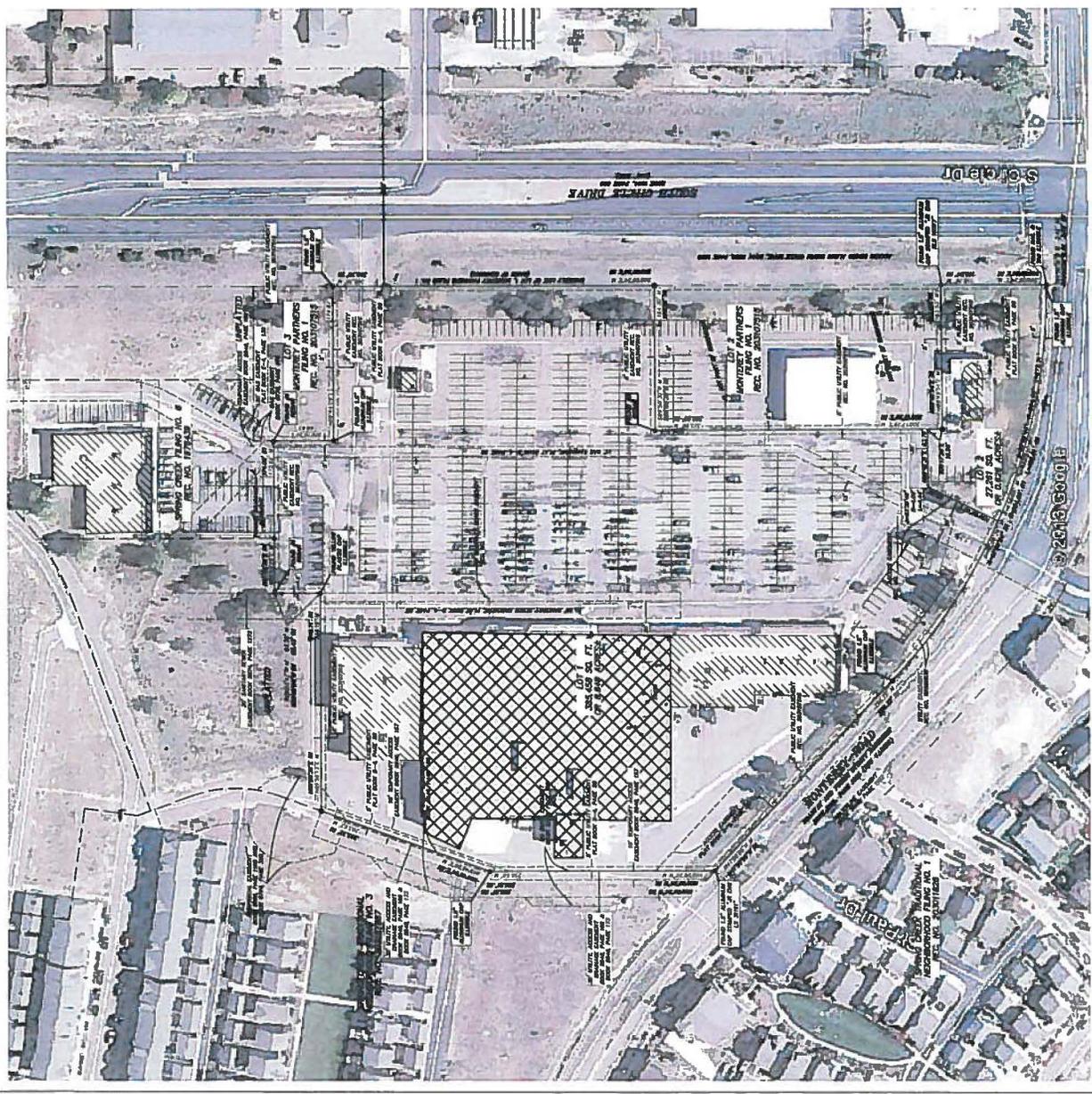
EXISTING ZONING: PBC
 TENANT'S USE:
 WAREHOUSING AND DISTRIBUTION WITH A SMALL OFFICE
 SPACE FOR THE SALE OF INDOOR
 AND OUTDOOR GRILLING PRODUCTS

USE VARIANCE REQUESTED:
 TO ALLOW WAREHOUSING AND DISTRIBUTION, WITH AN
 OFFICE AND RETAIL ELEMENT WHICH WILL BE OCCUPIED
 BY CAMERON PRODUCTS, IN A PBC ZONE.

NOTE: PARKING AREAS AND DRIVE ISLES SHOWN ARE
 APPROXIMATE AND BASED OFF OF AERIAL IMAGERY. SEE
 COVER SHEET FOR PARKING DATA

TECHNICAL EXTERIOR MODIFICATIONS ARE PROPOSED
 -NO SITE MODIFICATIONS ARE PROPOSED
 -EXISTING DRIVE ADJACENT TO THE PROPOSED BUILDING
 -DELIVERY TRUCK ACCESS WILL REMAIN THE SAME

CONDITIONS OF APPROVAL:
 1) OUTDOOR STORAGE OCCURRING FOR MORE THAN 72
 HOURS MUST BE FULLY SCREENED
 2) TRUCKS WILL NOT BE STORED WITHIN THE ACCESS
 DRIVE ADJACENT TO THE SPRING CREEK DEVELOPMENT
 3) NO TRUCK DELIVERIES BETWEEN 7 PM AND 6 AM.
 4) TRUCK ROUTES TO BE LIMITED TO AS NOTED ON THE
 TRUCK ACCESS PLAN
 5) THE APPROVAL OF THIS CONDITIONAL USE IS LIMITED
 SOLELY TO THE APPLICANT/OWNER AND CAN NOT BE
 TRANSFERRED AND/OR ASSIGNED TO ANY OTHER USER
 UNLESS AND UNTIL THE APPLICANT OBTAINS APPROVAL BY
 THE CITY PLANNING COMMISSION.



FILE # PD DP 86-420-XXXXX

FIGURE 2

APPENDIX

Development Application Review Criteria

USE VARIANCE REVIEW CRITERIA:

7.5.803 (B): CRITERIA FOR GRANTING A USE VARIANCE:

The following criteria must be met in order for a use variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

7.5.502 (E): DEVELOPMENT PLAN REVIEW CRITERIA:

E. Development Plan Review Criteria: A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?
5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78)