

3702 S 27th Street Zoning Review Matrix

Standard	27 th /Howard DIZ (standards here)	LB1 Zoning (standards here)	Applicant Analysis of Proposal
Uses	See DIZ use list .	N/A – DIZ regulates uses	Restaurant w/ drive-thru is subject to a public hearing and CPC approval.
Building Placement Complies with DIZ standards.	<ul style="list-style-type: none"> Position buildings to provide parking opportunities on the sides of the buildings and provide opportunities to create public open spaces, safer walkways and landscaping. Position buildings to allow unifying landscaped perimeter for the entire site and along Wilson Creek. Renovate parking configuration to allow linear perimeter landscaping. Orient the fronts of new buildings and/or building entrances to the primary streets. 70% of primary façade shall face 27th St. Max building setback is 70' from property line to building. 	<ul style="list-style-type: none"> See LB1 standards for setbacks maximums and minimums. Front setback minimum is none, max is 70'. 	DIZ: <ul style="list-style-type: none"> Building position is brand standard with the double drive-thru lanes provided on three sides of the building. (1) ADA stall is provided directly east of the building. Additional parking is provided north and further east of the building. There are (2) picnic tables provided underneath the building canopy for pedestrians, a bike rack, and an 8' wide concrete walk for safe pedestrian connection from the public walk to the building. Landscaping is provided along S 27th St and within the parking lot islands. Landscaping is provided along S 27th street along with internal curbed landscaped islands, see sheet C1.4. Property is not adjacent to Wilson Creek. Landscaping is provided along the west perimeter of the lot, along S 27th St. There is existing pavement along the south and east lot lines, therefore, there is no room for perimeter landscaping in these areas. We have worked with Staff to remove parking stalls along the north property line to allow for more landscaping and also added pervious pavers. See sheet C1.4 for landscaping plans. There is no "front door" to the building as customers are not allowed inside the building. A patron walk-up door is provided north of the coffee shop building, underneath the canopy. See sheet C1.1B for location of walk-up order point with menu board. Primary façade is facing S 27th street.

			<ul style="list-style-type: none"> The coffee shop is setback 54' from the property line, see sheet C1.1. <p><u>LB1:</u></p> <ul style="list-style-type: none"> The project is following LB1 standards for setbacks. Front setback is none and max is 70' – building is setback 56.35' from property line.
<p>Building Design</p> <p>Complies with DIZ standards, with the exception of minimum building height. Deviation is being sought for that standard.</p>	<ul style="list-style-type: none"> Facades must be articulated to provide visual interest. Building materials must be of high quality Establish hierarchy between building elements by establishing a base, middle and top to the front elevation. Max allowable height for new buildings is 90'. Min allowable height for new buildings is 22'. Prominent architectural elements should be integrated to project above the front façade of a building averaging 22' in height. No one tenant/retailer shall exceed a building footprint of 100,000 sf. Front facades shall be oriented to primary street frontage (S. 27th St). If not possible, very high quality design and materials will be required. Unarticulated walls facing 27th St. are prohibited. Facades must be articulated with bays, windows, varying color and texture and/or other details that relate to the human scale. All facades visible from the street must contain the most architecturally significant materials and fenestration. This includes decorative masonry and block, brick, cut stone, glass, architecturally finished metal cladding and architectural precast panels. EIFS cannot be used on the lower 1/3 of the building. 	<ul style="list-style-type: none"> See restricted building materials section of the Commercial chapter of the zoning code (295-605-2-i-6). Min. glazed area along primary street frontage is 30%. See Commercial chapter of the code for areas of required glazing. 	<p><u>DIZ:</u></p> <ul style="list-style-type: none"> Facades include different building materials within each elevation. Materials included are modular brick, clear anodized aluminum, and brake metal facia. Building materials are of high quality, materials noted above. There is an established hierarchy between building elements. The base and top of the coffee shop is modular brick siding and the middle contains clear anodized aluminum. There are also elements of blue brake metal facia to establish hierarchy between building elements. Building height is below the maximum and minimum allowed. Proposed building height is 19'-3 7/16". Building height is brand standard; these buildings are constructed in a facility according to state approved plans. Shipping and construction constraints require it to be built at this height. The applicant is seeking a deviation for this standard. The total floor area including cooler is 780 sf. Front façade is facing primary street (S 27th St). Labeled as exterior elevation -west on architecture plans. High quality design and materials provided. Front façade is articulated with varying materials, windows, color, texture, and details. See material color board in the architecture plans. Windows are provided on the front elevation, facing S 27th St. Window glazing percentage will follow maximum glazing standards. Mechanical systems and trash areas are screened from view of the right-of-way. Mechanical

	<ul style="list-style-type: none"> 75% of glazing on the first floor of commercial buildings must be transparent glass. Screen mechanical system and trash areas from view of the right-of-way with fencing and/or landscaping. When using shrubs, minimum height must be at least the same height as the equipment/trash containers. 		<p>equipment is provided on the roof of the primary building. The equipment is located behind a portion of the mechanical access room. Trash areas are screened by a 6'-8" tall trash enclosure. Landscaping is provided around the enclosure.</p> <p>LB1:</p> <ul style="list-style-type: none"> Following restricted building materials. Window glazing percentage will follow minimum glazing standards.
<p>Access, Parking and Circulation</p> <p>Complies with DIZ standards. Applicant is seeking BOZA approval for exceeding maximum allowed parking spaces.</p>	<ul style="list-style-type: none"> Site must support multiple modes of transportation, including auto, transit, bicycle and pedestrians. Provide safe and well-lit parking for bicycles within 40' of building entrances. Enhance opportunities for landscaping within the parking lots and along the perimeter, especially along the backside adjacent to Wilson Creek. Visually create smaller parking areas with landscape screening within and along parking lot edges. Surface parking lots should have curbed, landscaped islands. Pedestrian walkways from parking areas to the building must be at least 5' wide and delineated in a different, durable material or color than the parking lot surface. Provide safe pedestrian connections between public sidewalks, transit stops, and building entrances. Visually screen delivery areas from view of residential areas with street-type trees spaced no greater than 50' on center. Max # of parking stalls for new general retail uses is 5 spaces per 1000 gsf of floor area. Max may be exceeded if either the landscaping screening buffer area along S. 27th St. is increased by an additional 2' in width and contains a combination of trees 	<ul style="list-style-type: none"> See Site Standards of the Commercial chapter of the zoning code (295-605-4) for additional standards. 	<p>DIZ:</p> <ul style="list-style-type: none"> The site accommodates multiple modes of transportation. Bicycle parking is provided. An 8' wide pedestrian crosswalk is provided through the drive-thru lanes for walk-up customers. Site lighting will be provided. There will be lighting underneath the canopy structure to provide a safe and well-lit parking for bicycles, see Photometric plan. The pedestrian crosswalk leads to a walk-up window that will be available during all hours of operation for non-vehicular customers. Property is not adjacent to Wilson Creek. Landscaping is provided along S 27th St along with internal curbed landscaped islands. There is existing pavement along the south and east lot lines, therefore, there is no room for perimeter landscaping in these areas. We have worked with Staff to remove parking stalls along the north property line to allow for more landscaping and also added pervious pavers. See sheet C1.4 for landscaping plans. There is an 8' wide pedestrian connection provided from the public sidewalk along S 27th St to the building through the drive-thru lanes. The 8' wide sidewalk will also be colored concrete, to further delineate the concrete from the asphalt pavement of the drive-thru lanes. There are no adjacent residential lots. Landscape screening is provided along S 27th St.

	<p>and shrubs. Increased landscape area shall run the length of the surface parking area where the max parking ratio is exceeded.</p> <ul style="list-style-type: none"> • Provide shared parking where feasible. 		<ul style="list-style-type: none"> • The existing site currently has 21 parking stalls. Maximum on-site parking allowed is 4 spaces. Project is proposing 19 total parking spaces. The DIZ requires a minimum 5' wide landscape buffer along the street. This project exceeds this by proposing a 10.96' wide landscape buffer at its smallest width. The landscaping buffer extends in width along the perimeter of the drive-thru lanes, see sheet C1.4. • Shared parking is provided as part of the agreement with the overall development. • All queuing will occur on site. <p><u>LB1:</u></p> <ul style="list-style-type: none"> • Following site standards of the Commercial chapter of the zoning code (295-605-4). Project is following setback requirements, building height requirements, and landscaping requirements.
<p>Landscaping</p> <p>Complies with DIZ standards.</p>	<ul style="list-style-type: none"> • Landscape screening at the rear of the sites and delivery areas along Wilson Creek shall include street-type trees spaced 50' on center. Trees shall not be planted closer than 20' from light fixtures. • Landscaping along a street edge must be a minimum of 5' in width. This is required to be increased in width if max parking is exceeded (see above section). • Surface parking lots are required to have interior landscaped and curbed islands to visually divide the lot. Each landscaped island shall measure at least 150 sf in area and 3' in depth. • Each landscaped island shall include 1 deciduous tree (min. caliper of 2.5"); and 1 shrub (2' min height at time of planting) OR 1 native or ornamental grass (min 2 gallon size container); and 10 groundcover plants (min 2" container) or perennials (min 4.5" container) 	<ul style="list-style-type: none"> • Landscaping of the parking lot needs to meet the minimum standards of the current zoning code (chapter 4). This is in addition to the DIZ requirements. • All other landscaping requirements apply with respect to screening, etc. 	<p><u>DIZ:</u></p> <ul style="list-style-type: none"> • Property is not adjacent to Wilson Creek. Landscaping is provided along S 27th St along with internal curbed landscaped islands. There is existing pavement along the south and east lot lines, therefore, there is no room for perimeter landscaping in these areas. • Minimum landscaping width provided along S 27th St is 10.96'. Due to parking provided being over the maximum allowed, the landscaping width was increased to a minimum of 7' based on zoning standards to help offset. • Curbed landscaping islands provided. Each island provided is greater than 150 sf and 3' in depth. • Each landscaping island is providing (1) deciduous tree, (1) shrub, and (10) perennials. • All parking areas are located within 70' from a landscaped area. • Landscaping plans provide a combination of ornamental and native plant species for perimeter and interior landscaping.

	<ul style="list-style-type: none"> • In parking areas located in the front setback, no parking space shall be located more than 70' from a landscaped area. • Use a combination of ornamental and native plant species for perimeter and interior landscaping. • Planting of trees in the tree border as long as they are not closer than 40' to an existing tree. Will require review by DPW. • Pervious pavement and other stormwater management techniques are encouraged within the site. • Along the Wilson Creek side of the site, provide a 10' deep landscaped buffer. This width may be reduced if a landscape easement is granted for a landscape buffer within the adjacent property owned by MMSD. • Landscaping at the rear lot line should consist of trees (min 2.5" caliper at time of planting) planted every 50' on center and shrubs (3' high at time of planting) in 2 staggered rows, planted 20' on center. 		<ul style="list-style-type: none"> • Project is not proposing trees near existing trees. • Pervious pavement is being used on the (7) north parking stalls. • Project is not along Wilson Creek. • There is existing pavement along the south and east lot lines, therefore, there is no room for perimeter landscaping in these areas. <p><u>LB1:</u></p> <ul style="list-style-type: none"> • Landscaping of the parking lot is meeting the minimum standard based on the current zoning code, see sheet C1.4, • Landscaping is meeting code for screening requirements, see sheet C1.4.
<p>Site Improvements</p> <p>Complies with DIZ standards.</p>	<ul style="list-style-type: none"> • Public spaces including outdoor cafes, courtyards or plazas are recommended to be located in visible areas such as along the street frontage or at entrances. • Provide site amenities including but not limited to public art in public spaces or landscaped areas. • Site amenities including benches, bike racks, trash receptacles, light fixtures, planters and so on should be coordinated throughout the parcel. • Exterior lighting should be used to enhance the architectural elements of buildings facing a street. • Light poles within parking areas may not exceed 30' in height. Lower height pedestrian 		<p><u>DIZ:</u></p> <ul style="list-style-type: none"> • Picnic tables are provided underneath the canopy structure, which is visible from the street frontage. • Landscaped areas are provided. • Picnic tables, bike racks, and site lighting is provided. • The building will be enhanced with lighting underneath the canopy structure. • All light poles will be below 30' in height.

	lighting is encouraged along pedestrian walkways.		
Signage Additional information is required in order to determine compliance with DIZ standards.	<ul style="list-style-type: none"> Place signs so that they are visible below tree canopies. Freestanding signs at major entrances along S. 27th St. must be monument in type. If signs are below 14' in height, one additional monument sign might be allowed (requires discussion with DCD staff). All signs must be Type A. For each development, a tenant sign and directional signs are allowed. 	<ul style="list-style-type: none"> See LB1 signage standards for allowable quantities and square footages of Type A wall signs for tenants. See LB1 signage standards for allowable max heights and square footages of freestanding monument signs. Sign faces must be Type A. 	<p><u>DIZ:</u></p> <ul style="list-style-type: none"> Proposed building signage will be visible from all sides. There are no proposed free-standing signs. All building signs are to be Type A. There are no directional signs proposed. All directionals will be provided as pavement markings. <p><u>LB1:</u></p> <ul style="list-style-type: none"> Building signage is shown on the Architectural plans for reference only. Signage will be provided by sign contractor and they will work to accommodate the standards when they submit. There will be no monument sign for this project.