

**Fresenius Medical Care
2600 West Howard Avenue
27th and Howard Development Incentive Zone (DIZ) Overlay**

A one-story, approximately 9,800 square foot medical office (dialysis center) is proposed for 2600 West Howard Avenue, which is located within the 27th and Howard Development Incentive Zone (DIZ) overlay. The DIZ establishes a permitted and prohibited use list and performance (design) standards that are required to be met. The medical office use is permitted within the overlay, and all design standards set forth in the overlay have been met.

Consistency with the DIZ overlay standards:

Building Placement – The principal façade of the building fronts West Howard Avenue, with the main entrance facing the street. While the maximum front setback allowed per the overlay is 70 feet, the proposal meets the exception standards to exceed the front setback, which is proposed to be 126 feet. The increased front setback places the building in line with the neighboring commercial building to the west of the site, creating a consistent street frontage. Additionally, landscaping along the perimeter of the site, including the creek, substantially exceeds the DIZ and base zoning requirements.

Building Design – The building’s design has a clear base-middle-top hierarchy, with the front entrance pronounced with a canopy element. The building will be constructed with brick masonry and a stone base, with complimentary EIFS cornice and smooth face limestone decorative banding. There is glazing on the four elevations, thus articulating all facades of the building. The overlay requires a minimum building height of 22 feet, and this building will be 19.5 feet in height with the main entrance canopy element being 22 feet.

Access, Circulation and Parking – Bicycle parking is provided on the site, and surface parking is available for customers and employees. Due to the nature of the use, the site has been designed to provide a covered entrance for customers that require drop-off and pick-up. The dumpsters are located to the rear of the building, out of sight from the public street. There is a 5’ wide pedestrian connection from Howard Avenue to the main entrance, which will be concrete material. The landscaping for the parking area has been distributed mostly around the perimeter of the site due to limitations and regulations required for stormwater management.

Site Improvements – The parking lot will be paved with asphalt pavement providing sufficient parking for patients and employees. Site lighting provides and a safe and secure area. A bike rack is located on the front sidewalk in the proximity of the building entrance.

Additionally, a 20 foot minimum wide landscape buffer will be placed along the existing creek, which far exceeds the required 10 foot landscape buffer. A 15 foot wide landscape buffer will be located along Howard Avenue to further screen the parking. This, too, exceeds the minimum requirement of 5 feet for the buffer. A mix of trees, shrubs and ground cover is proposed, and has been placed in a manner that will contribute positively to the Garden District.

Signage – There will be an electrified Type A freestanding monument sign along W. Howard Ave. in close proximity to the entry drive. The display area will be no more than 150 sq. feet and the sign will be 14 feet max. in height.