

350 W. Layton Ave

5th/Layton DIZ Overlay and Zoning Review Matrix

Standard	5 th /Layton DIZ (standards here)	LB1 Zoning (standards here)	Applicant Analysis of Proposal
Uses	See DIZ use list .	DIZ regulates most uses. If the use does not appear on the DIZ use list, then LB1 use list applies.	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"> Locate buildings to define and create street frontage. Enhance the pedestrian experience along building facades. Relate to the physical character and scale of the neighborhood. If needed, the front setback from Layton Avenue may be up to 75 feet to provide sufficient space for landscaping at the property edge 	<ul style="list-style-type: none"> See LB1 standards for setbacks maximums and minimums. Front setback minimum is none, max is 70'. 	<p>DIZ:</p> <ul style="list-style-type: none"> Building is positioned with front elevation facing Layton Ave. Pedestrian connections are provided around the site. (2) picnic tables provided underneath the canopy structure. (4) Bike racks are being provided along the main building. The scale of the building fits in with the surrounding area. Building is setback 70' from Layton Ave. Landscaping is being provided along the street frontage, see sheet C1.4 of the civil plan set. <p>LB1:</p> <ul style="list-style-type: none"> Project is following LB1 standards. Building is setback 70' from Layton Ave, at the maximum setback.
Access, Parking and Circulation Complies with DIZ standards. Applicant is seeking BOZA approval for exceeding maximum allowed parking spaces.	<p>Pedestrian Accommodations:</p> <ul style="list-style-type: none"> Provide direct pedestrian connections between public sidewalks/bus stops and all building entrances. Differentiate pedestrian and vehicular areas with crosswalks from parking areas to building entrances. Crosswalks must be delineated in a different color, material and/or texture than parking areas. Coordinate site elements (benches, bike racks, garbage receptacles, planters, etc.) throughout the entire development to enhance the pedestrian experience. 	<ul style="list-style-type: none"> See Site Standards of the Commercial chapter of the zoning code (295-605-4) for additional standards. See General Provisions of the zoning code (295-403) for vehicular parking requirements. See General Provisions of the zoning code (295-404) for bicycle parking requirements. See General Provisions of the zoning code (295-405) 	<p>DIZ:</p> <p>Pedestrian Accommodations:</p> <ul style="list-style-type: none"> There are two direct pedestrian connections to the public sidewalk provided along Layton Ave. Further pedestrian connections are provided to connect the adjacent properties to the east and west. Concrete walks are provided for crosswalks, to differentiate between parking areas and drives. Site elements provided include (2) picnic tables underneath the canopy structure and bike racks. Site lighting will be provided. There will be lighting underneath the canopy structure to provide a safe

	<p>Driveways:</p> <ul style="list-style-type: none"> • Curb cuts not to exceed the width of driveways. Along Layton, 2 curb cuts are allowed. Along S. 5th Street, 1 curb cut is allowed. • The maximum drive aisle width is 30 feet. • Extend pedestrian access aisles along Layton Avenue to the main entries of the major tenants. • Aisles will include curbing, sidewalks, landscaping and site elements (planters, lighting, benches, etc.). <p>Parking Areas:</p> <ul style="list-style-type: none"> • Locate parking areas mid-block instead of at corners. • Allow shared parking among tenants where possible. • Allow shared service areas where possible. • In interior parking areas, provide curbed islands with landscaping to visually divide the lot and provide pedestrian safety. At a minimum, 2 trees at each curb island are required along the primary frontage. In the midpoint of the site (Area 5), a total of 10 trees, evenly distributed, are required in the interior surface parking areas. All landscaping must conform to the zoning code. 	for landscaping requirements.	<p>and well-lit parking for bicycles, see Photometric plan.</p> <p>Driveways:</p> <ul style="list-style-type: none"> • Driveway along Layton Ave and S 5th St are existing. • Drive aisles are proposed at 24' in width. • Pedestrian connection is extended to the pedestrian walk-up order point on the east side of the building. • Drive aisles include curbing, sidewalk, landscaping, and site elements. <p>Parking Areas:</p> <ul style="list-style-type: none"> • (4) parking stalls are being provided west of the cooler building. (8) parking stalls are being provided along Layton Ave. • Shared pedestrian connections are provided. There will be a sidewalk connection along the east portion of the lot. • Curbed islands with landscaping are being provided. (2) trees per each curb island along the primary frontage is being provided. A total of (7) trees are being provided throughout the site. <p>LB1:</p> <ul style="list-style-type: none"> • Option A for screening of parking lots and vehicle operating areas from streets. 10' landscaping width required, 18.63' width provided. Shrub and tree requirement is being met, see C1.4 of the civil plans. • Option C for screening of dumpster storage areas. 4' tall masonry wall required, 6'-4" tall modular brick wall provided. • Minimum of (2) bicycle parking spaces are required. Plans are providing (4) bike racks.
Site Improvements (and Landscaping)	<p>Amenities:</p> <ul style="list-style-type: none"> • Along the primary retail frontage, provide site amenities such as pedestrian seating, planters, bike racks and trash receptacles. 	<ul style="list-style-type: none"> • See General Provisions of the zoning code (295-405) for landscaping requirements. 	<p>DIZ:</p> <p>Amenities:</p> <ul style="list-style-type: none"> • (2) picnic tables provided underneath the canopy structure. (4) Bike racks are being provided along the main building.

<p>Complies with DIZ standards.</p>	<ul style="list-style-type: none"> Coordinate site elements (benches, bike racks, planters, etc.) throughout the development site. <p>Screening:</p> <ul style="list-style-type: none"> Locate dumpsters and service areas where they are not visible from the public street. Screen service and loading areas with wing walls using similar building materials or landscaping. Enclose and screen dumpsters and recycling units with a masonry enclosure, if visible from public streets (consistent with the building materials) or opaque enclosure. Locate compactors at the rear of buildings and provide an opaque enclosure so they are not visible from the public street and to prevent noise to the abutting residential neighbors. Screen ground electrical/mechanical units (transformers, etc.) with upright coniferous shrubs spaced 3 feet around the perimeter of the unit. Outdoor cart storage is not permitted, but cart corrals are allowed throughout surface parking areas for temporary storage. <p>Lighting:</p> <ul style="list-style-type: none"> Lighting within parking areas must be designed and located to prevent glare onto adjoining properties. Light poles within parking areas may not exceed 25 feet in height. Light poles along drive aisles and pedestrian areas may be up to 12 feet in height. 		<p>Screening:</p> <ul style="list-style-type: none"> Dumpster enclosure is located in the northwest corner of the lot, away from the primary street. Landscape screening is being provided to screen the service area from the primary street. Dumpster enclosure is being screened with full modular brick siding, see architectural plans for details. There are no compactors being proposed as part of this project. Screening is being provided around the transformer with shrubs placed 3' around the perimeter of the unit. Outdoor cart storage is not proposed. <p>Lighting:</p> <ul style="list-style-type: none"> Lighting is located within the center portions of the lot, to prevent glare onto adjoining properties. Light poles are proposed at 23' in total height. <p><u>LB1:</u></p> <ul style="list-style-type: none"> General provisions are being met.
<p>Building Design</p>	<p>Massing:</p>	<ul style="list-style-type: none"> See restricted building materials section of the Commercial chapter of the 	<p><u>DIZ:</u></p> <p>Massing:</p>

<p>Complies with DIZ standards. Metal panel (to match building materials) will be affixed to guardrail to screen rooftop mechanical equipment.</p>	<ul style="list-style-type: none"> Establish hierarchy between building elements. For example, articulate entrances and building corners. Maximum height of buildings is 40 feet. Entry features and tower elements integrated with the building may exceed 40 feet in height. <p>Facades:</p> <ul style="list-style-type: none"> Variety in each building design is encouraged. Front facades shall be oriented to Layton Av. Buildings must have a storefront window system with vision glass at the first level. The minimum glazing along the primary frontage is 50% based on the lineal frontage of the first floor as indicated in s. 295-605 of the zoning code. Building entrances shall be clearly identifiable and visible from streets and easily accessible and inviting to pedestrians. Blank, unarticulated walls facing primary frontage and streets are not permitted. Modulate façades with articulated bays, awnings, windows and openings, varying color and texture and/or other architectural details that relate to the human scale. Use lighting to enhance the architecture of the building and site as well as provide security and visual appeal. <p>Materials:</p> <ul style="list-style-type: none"> All facades along the primary frontage, Layton Avenue and S. 5th Street, must contain the most architecturally significant materials and fenestration. Significant building materials include brick, cut stone, decorative masonry and block, glass, architectural-finished metal cladding and architectural precast concrete panels. Other materials may be considered. 	<p>zoning code (295-605-2-i-6).</p> <ul style="list-style-type: none"> See also 295-605 for other design standards not covered by the DIZ overlay. 	<ul style="list-style-type: none"> There is an established hierarchy between building elements. The base and top of the coffee shop are modular brick siding and the middle contains coping trim metal. There are also elements of blue break metal fascia to establish hierarchy between building elements. Proposed building height is 19'-3 7/16", which is less than the maximum building height allowed. <p>Facades:</p> <ul style="list-style-type: none"> There is variety between this building and adjacent building. Facades include different building materials within each elevation. Materials include coping trim metal, modular brick, and break metal fascia. Building is positioned with the front elevation facing Layton Ave. Windows are provided on the front elevation, facing Layton Ave. Window glazing percentage will follow the minimum glazing requirements. There is no "front door" to the building as customers are not allowed inside. A patron walk-up door is being provided along the east side of the building. See sheet C1.1B for location of walk-up order point with menu board. Front façade is articulated with varying materials, windows, color, texture, and details. See material color board in the architectural plans. 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. <p>Materials:</p> <ul style="list-style-type: none"> Front façade is facing the primary street (Layton Ave) labeled as exterior elevation-
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	<ul style="list-style-type: none"> Coordinate color schemes for a cohesive appearance throughout the development. Screen rooftop equipment from pedestrian view at the property line with materials and colors that are compatible with the building. Glazing on the first floor of commercial buildings and entrances must be transparent, vision glass. Low-E glass without tinting may be used. Opaque glazing cannot be substituted for vision glass where vision glass is required, but may be used in other areas as an architectural element if it is compatible with the overall design. Samples of building materials must be submitted for review as requested. 		<p>front on the architecture plans. High quality design and materials is provided.</p> <ul style="list-style-type: none"> The main building, cooler, and trash enclosure will coordinate materials for a cohesive appearance throughout the development. Mechanical systems are screened from the right-of-way and pedestrian view. Mechanical equipment is provided on the roof of the main building, located behind a portion of the mechanical access room. Window glazing percentages will follow minimum glazing standards. Building material samples are included. <p><u>LB1:</u></p> <ul style="list-style-type: none"> Following restricted building materials. Following LB1 zoning standards.
<p>Signage</p> <p>Additional information is required in order to determine compliance with DIZ standards.</p>	<p>Project Sign Standards:</p> <ul style="list-style-type: none"> Up to 2 monument-style project identification signs in Area A are permitted preferably at entrances to the project on Layton Av. And S. 5th Street, but cannot exceed 27 feet in height. Freestanding signs must be incorporated into a masonry base and frame that matches the building within building “A” area. Signage may also be integrated into a masonry wall. The overall area of each project sign may not exceed 200 square feet in area on each side. Each project sign may include up to 5 tenant names. Monument signs shall be integrated into a masonry base that coordinates with building materials. Construction signs measuring 64 feet in area are permitted. Billboards (off-premise signs) are not permitted. Pylon signs are not permitted. 	<ul style="list-style-type: none"> See General Provisions of the zoning code (295-407) for standards for all other sign types. 	<p><u>DIZ:</u></p> <p>Project Sign Standards:</p> <ul style="list-style-type: none"> Monument signs, pylon signs, and billboards are not proposed as part of this development. <p>Tenant Sign standards:</p> <ul style="list-style-type: none"> All building signs are to be Type A. Wall signs are being proposed as part of this development. <p><u>LB1:</u></p> <ul style="list-style-type: none"> Building signage shown on the architectural plans are 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 signs for this project.

	<p>Tenant Sign Standards:</p> <ul style="list-style-type: none">• One Type A canopy sign (not exceeding 4 feet in height and not exceeding the length of the canopy, indicated in drawing within the DIZ design standards document) identifying the name of the business is permitted. Type A secondary wall signs not exceeding 3 feet in height and 51 square feet in area are permitted. Wall signs shall be integrated into the overall design of the building. Individual logos are permitted with architectural review by owner.• Individual pin-set metal letters that are back-lit are the most desirable. <p>Wall signs that meet the standards may be approved administratively.</p>		
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