



**Planning, Zoning & Economic Development  
Memorandum**

**DATE:** February 5, 2020

**TO:** Mayor and Members of the City Council

**THRU:** Danny A. Holmes, AICP  
Planning, Zoning & Economic Development Director

**FROM:** Gayle Easterling, AICP, Senior Planner  
Shawn Lamey, Planner, APA

**I. PROJECT SUMMARY**

A. Project Name / Number: Publix Rebuild at Plantation Promenade / PP19-0022

B. Requests:

1. Site plan, elevations, and landscape plan approval to construct a 5,080 square foot addition to an existing grocery store; and
2. Three (3) zoning waivers from Chapter 27 of the City Code and two (2) landscape waivers from Chapter 13 of the City Code. See Exhibit E.

C. Recommendation: **APPROVAL** subject to conditions noted in Section V. B. of this report.

**II. APPLICATION SUMMARY**

A. Owner: Plantation Promenade LTD

B. Agents: C. William Laystrom and John Voigt

C. Location: 10065 Cleary Boulevard (See Exhibit B).

D. Size: 25.1 acres

E. Folio: 504106130010

F. Legal Description: See Exhibit D.

G. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

<u>Existing Use &amp; Zoning</u>	<u>Future Land Use Map</u>
Subject: Plantation Promenade Shopping Center / B-2P	Commercial
North: Single Family Residences / RS-3G	Residential (3 du/ac)
South: Single Family Residences / PRD-15Q	Residential (3 du/ac)
West: Commercial use / B-3P	Commercial
East: Planned Residential District / PRD-9Q	Commercial

### **III. BACKGROUND**

A. Subject Property/The Site

The subject site is approximately 25.1 acres in area, zoned B-2P (Central Business District), and developed with a shopping center and multiple outparcels. Plantation Promenade is located at the northeast corner of Nob Hill Road and Cleary Boulevard which is bound by commercial uses to the west and single-family residential uses to the north, south and east.

B. Synopsis

The applicant requests approval to construct façade renovations to update and re-image the existing Publix tenant space. The footprint of the store is reduced in the rear to improve the loading areas while the front and sides of the store are expanded. Overall, the grocery store is increased in size by 5,080-square feet for a total of 54,000-square feet. New landscaping, parking lot reconfiguration with improved handicap accessibility and cart corral storage, together with new dumpster enclosures, loading docks, and generators will also be provided. Renovation of the exterior creates a new contemporary style that emphasizes straight lines and rectangular forms. The new façades are compatible with the look and appearance of the existing shopping center.

C. Applicable Criteria

Section 27-65 of the Zoning Ordinance states that site plan approval requires an application for a development order be agenized for City Council consideration after review by the Review Committee and Planning and Zoning Board. The City Council is the regulatory body rendering the final decision.

#### **IV. PROJECT ANALYSIS, CRITERIA AND FINDINGS**

##### **A. Comprehensive Plan Considerations**

The proposed development is consistent with the Commercial land use designation on the adopted Future Land Use Map.

##### **B. Zoning Considerations**

Section 27-720 of the Zoning Ordinance (Master list of business uses) permits grocery store uses in the B-2P zoning district.

Section 27-743 of the Zoning Ordinance (Amount of off-street parking) requires parking be provided and maintained to support each use.

##### **C. Citizen Comments**

The City of Plantation posts signage on properties when site plan approvals are requested. In this case, the Planning, Zoning & Economic Development Department posted the sign on or before October 28, 2019. To date, staff has received one phone call regarding this application. An adjacent tenant has expressed concern about the maintenance of circulation and parking during construction and that Publix employees occupy a substantial amount of the front parking spaces closest to the Publix entrance. The proposed site plan provides additional parking in the rear of the building with a breezeway leading to the front of the building. As such, Staff has proposed zoning condition #3.

In addition to this condition, staff would urge Publix management to inform employees to park in the rear of the building. Staff has not proposed this as a condition due to enforceability.

##### **D. Concerns, Issues and other Pertinent Information**

Code Violation: There are no violations issued for the subject site at this time.

##### **E. Waiver Approval Standards**

The standard for approving zoning waivers is found in Section 27-690(f)4 and must meet the following provision:

*“That any waiver of standard zoning requirements serves public purposes to a degree at least equivalent to the general provisions of the ordinance establishing comprehensive zoning regulations and other applicable city ordinances and regulations or the actions, design and solutions proposed, and although not in accord with a literal interpretation with the zoning and other applicable regulations and ordinances, satisfy public purposes to at least an equivalent degree”.*

The proposed site plan with zoning and landscape waivers maintains sufficient parking to support the use, brings the site into landscape compliance to the greatest extent possible, and thus preserves and promotes the general intent of the applicable zoning regulations.

## **V. RECOMMENDATIONS:**

### **A. Boards and Committee Recommendations:**

August 13, 2019      Review Committee: No objection to the project moving forward  
November 5, 2019      Planning and Zoning Board Recommendation: Approval.

### **B. Staff Recommendation:**

Staff recommends **APPROVAL** subject to the following condition noted in Section V.B. of this report:

## **PLANNING AND ZONING:**

### **In General:**

1. The terms and conditions contained in the Development Review Committee reports (August 13, 2019) and Planning and Zoning Board (November 05, 2019) remain in full force and effect.
2. Modifications to window, roofs, paint and other material elements and finishes are not permitted without Zoning Department approval.
3. No building permit will be issued for this project until all conditions of approval are complied and reflected in the plans submitted with the building permit application.
4. The building permit application must be submitted within 12 months of City Council or the approval will expire.

### **Planning:**

1. The applicant is responsible for any additional City impact fees, payable at the time of permitting.

### **Zoning**

### **Easements:**

1. Prior to issuance of a certificate of occupancy (CO), the applicant shall complete the easement vacations.

### **Site Data:**

2. Section 27-689(c) requires buildings to be setback from the property line a distance equal to 1½ times the building height which is 46.5' feet based on a building height of 31'. The applicant requests a waiver for a reduced building setback on the north (38') and east (41'). Staff does not object to this waiver.

### **Drive aisles, loading zones and parking areas**

3. As a condition of approval, staff recommends signage be added to the building exterior indicating that there is additional parking provided in the rear of the building. In addition, staff recommends Publix employees be encouraged to park in the rear of the building through the use of interior signage.
4. Section 27-742(e) requires drive aisle to be a minimum of 25-feet in width. The applicant has requested a waiver. Staff does not object to this waiver.

5. Section 27-743 requires 964 parking spaces based on the overall master plan mixed uses (after previous waiver consideration for Synagogue) with 930 parking spaces provided. The applicant is requesting a 34 space (3.5%) waiver. Staff does not object to this waiver.

Lighting:

6. Prior to the issuance of a building permit, provide lighting levels in non-enclosed areas at grade level that abut or lie under buildings (breezeway, building entrances etc.) to ensure pedestrian safety as required by Section 27-750 of the code at time of building permit.

Building Elevations:

7. Prior to the issuance of a building permit, obtain an approved "Paint Color Approval and Agreement" form from the Zoning Department.

Details:

8. Prior to the issuance of a building permit, demonstrate all ground equipment is screened from public view by a fence, wall, or hedge.

Signage:

9. Please note signage is not part of this approval.

Note:

- A. Please Resolve Comments 6-8 Prior to Permit
- B. Please Resolve Comments 1 Prior to Certificate of Occupancy (CO)

**LANDSCAPE:**

**Notes:**

1. All site plan and planting plan comments from the Department of Planning, Zoning & Economic Development – Landscape - must be responded to in writing at time of permitting.
2. Tree/palm removal and relocation permits as well as mitigation fees must be obtained directly through the Department of Planning, Zoning & Economic Development – Landscape - at the time of permitting. Please contact Matt Rogers at 954-797-2704 directly to obtain required permits.
3. Tree trimming permits (if any trimming of trees or palms is to be done) must be obtained directly through the Department of Planning, Zoning & Economic Development – Landscape - at the time of permitting. Please contact Matt Rogers at 954-797-2704 directly to obtain required permits.
4. Sign, dumpster, generator, etc. are not a part of this review. Separate permits are required.
5. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

**Site Plan:**

1. Section 13-41(a)(b). Pedestrian zones along building facades: Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz).
  - 15.5' lpz is required along the northeastern façade – 13' has been provided.
  - 15.5' lpz is required along the northwestern façade – 8' has been provided.
  - 15.5' lpz is required along the southeastern façade – 10' has been provided.
  - 15.5' lpz is required along the southwestern façade – 14' has been provided.

***Waiver requested. Staff has no objections to this waiver request.***
2. Do not place lighting in landscape islands where trees are required by code.

3. Do not place fire hydrants or associated equipment in planting islands where trees are required by code.

**Planting Plan:**

1. Chapter 27, Article XIV – Tree Preservation & Abuse Ordinance: As per Broward County code of ordinances every reasonable effort to incorporate existing trees in the development project and to minimize the number of trees removed.

Section 13-44(a)(b)(6)(a). Tree Preservation: As per city codes every reasonable effort must be made by the proponed to incorporate existing trees in the development project and to minimize the number of trees removed.

- Live Oak trees and/or palms throughout the site are noted to be removed.

*Staff does not support the removal of good condition, existing Live Oak trees. As previously discussed, there are locations throughout the overall site for relocation purposes. The existing trees in “good condition” throughout the site should be preserved by either relocation and/or remaining in place.*



Example of a planting location for a relocated category 1 tree.

2. Section 13-41(a)(c) Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).
  - 3 trees are required along the northwestern lpz - 0 trees have been provided.
  - 3 trees are required along the southeastern lpz – 0 trees have been provided
  - 10 trees are required along the southwestern lpz – 6 trees have been provided
  - 3 trees are required along the northeastern lpz – 1 tree has been provided

**Provide the required trees throughout the landscape pedestrian zones. *Staff does not fully support a waiver on all of the required trees (there are locations throughout the lpz where some additional trees can be planted (please discuss this matter with staff).***

3. Section 13-39(a)(c)– Perimeter landscaping relating to abutting properties. On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting property a large shade tree shall be provided per each 40 lineal feet of the landscape barrier or fraction thereof to form a continuous screen between the off-street parking area or other vehicular use area and such abutting residential property. The wall or fence, if used, shall be six (6) feet in height when nonresidential parking or vehicular use areas are being screened from neighboring residential use, and five (5) feet when residential parking or vehicular use areas are being screened from neighboring residential use. The wall or fence shall not extend to obstruct vision of oncoming traffic at access points to roadways. For each six (6) feet thereof one (1) shrub or clinging vine shall be planted along both sides of such barrier. Such wall or fence plantings may be massed for interest or evenly spaced.

**Provide the required landscape along the wall where adequate planting space is available.**

4. Staff has a concern with the placement of paving, curbing, etc. within the dripline of existing trees. Staff requests an assessment of the impacts the proposed pavement/curbing will have on the critical root systems of affected tree(s). For each affected tree, the assessment must contain the following information:

- Tree species, size specifications (DBH, height, spread), and condition.
- Drawing (to scale) that shows tree location, canopy spread, and critical root zone\*, with the location of the hardscape (sidewalk, etc.) superimposed. (\*Critical root zone must be determined using ISA guidelines for determining critical root zones/tree protection zones of trees.
- Results of a test dig to determine distribution and diameters of roots around (and under, if applicable) the hardscape (sidewalk).
- Recommendations based on assessment findings: if root pruning and/or other impacts to roots are necessary, how will these impacts be reduced, eliminated, or mitigated so that the tree's short- and long-term health and stability (as a result of root impacts) are not compromised?
- If root pruning is necessary, provide information on type of cuts to be made, and number and diameters of roots to be cut.
- Color photographs (with scale) that document the findings.

**Staff is concerned with the proximity of the proposed building and curbing on trees # 40 & 45.**

5. Section 13-34(g). Landscape materials and standards. Shrubs at the time of installation shall not be less than 2½" in height.

**Provide code required heights on all shrub material.** *A waiver has not been requested for this item.*

6. Section 13-34(g). Landscape materials and standards. Shrubs, when planted as a hedge, shall be planted with a spacing between the plants so that the plants are touching at time of installation.

**Tighten the spacing on all hedge material – as per City codes the tips of plant material should be touching at time of planting.** *A waiver has not been requested for this item.*

7. Section 13-35(1)(e). Landscape installation and maintenance. A root barrier system shall be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure.

**Provide root barrier details, as per specifications noted below, on landscape plans submitted as well as locations for placement.**

Minimum root barrier requirements:

- |                                    |                  |                   |
|------------------------------------|------------------|-------------------|
| 1) Panel 0.085 thick polypropylene | 3) Rounded edges | 5) Anti-lift pads |
| 2) Zipper join system              | 4) 24" depth     |                   |

8. Section 13-45(b). Tree protection. All trees retained on a site shall be protectively barricaded before and during construction activities. The minimum barricade shall be a temporary fence constructed of a minimum of 2" x 4" posts, 48" in height, with 3, 2" x 4" rails spaced equally.

**Please show locations for Tree Protection on the Landscape plan and Demolition Plan.**

9. For relocated and/or newly planted trees/palms (if applicable), provide a tree irrigation schedule for the first 12 months that specifies the method and frequency of application, and amount of water used for each application.

**Provide a tree irrigation schedule at time of permitting.**

10. Section 13-44(a)(b)(9). Tree Preservation. *Bonding.* Any persons conducting a permitted tree relocation must post a bond to insure the survival of tree(s) designated for preservation.

The requirement of this bond may be waived by the city landscape architect upon suitable showing by the applicant. Determination of the bond amount shall be computed based upon the most current edition of the *Guide for Plant Appraisal*\*\*, published by the International Society of Arboriculture or such other publication or standards acceptable to the city landscape architect. Said bond shall meet the approval of the appropriate city departments.

11. Section 13-44(a)(b)(7)(b)(c)(d) Tree Preservation. All proposed trees to be removed must be mitigated for as per City codes; tree mitigation will be above and beyond code required trees on the property.
12. City staff will verify all trees proposed to be removed, remain, and/or relocated as this project moves forward.
13. Section 13-44. Tree Preservation(a)(b)(7)(d): That the tree(s), if destroyed, will be replaced by the applicant by providing the equivalent monetary value to the city's tree fund. The equivalent monetary value shall be determined using appraisal methods described in the most current edition of the *Guide for Plant Appraisal*\*\* published by the International Society of Arboriculture or such other publication or standard acceptable to the city landscape architect, or caliper inch equivalent based on the fair market value of the tree(s). Tree mitigation will be above and beyond code required trees on the property.

**Provide tree appraisals based on FL State Statutes as referenced Rule 14.40 Determining the Mitigation Value of Roadside Vegetation.**

14. Section 13-35(a)(1)(c). All landscape areas shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in ground cover and shrub areas. The rain sensor must be installed as well as a rust inhibitor if applicable.

**Provide irrigation plans at time of permitting.**

15. Staff recommends fertilizing all existing planting beds, palms, and trees on the property three to four times per year. Our soils in Plantation lack certain elements; therefore, we typically suggest a general use fertilizer with an analysis of 8-2-12 or a palm special/ornamental tree fertilizer with an analysis of 13-3-13 or similar. Follow manufacturer recommended rates and methods of application. Please include a note to this effect on the planting plans.

**BUILDING:** No objection to the site plan and elevations.

**ENGINEERING:** No objection to the site plan.

**FIRE DEPARTMENT:** As to this site/elevation/landscape plan approval request:

1. The Plantation Fire Department has no objections with the affirmation that the applicant, by written reply and/or plan revision submittal, has satisfactorily addressed, is in agreement, or will comply with Fire Department comments submitted in preceding Staff Reports for this PP19-0022 development review process.

**UTILITIES:** No objection to the Site Plan, Elevations and Landscape Plan; however, the following applies:

1. Proponent must agree to all improvements needed to support the redevelopment of this project. This will include design, funding, permitting, installation and conveyance to the City of Plantation



2. This review is preliminary and considered conceptual. Final comments will be provided at time of Construction plan submittal and subject to outside agency approvals/comments. The final review could generate additional comments.
3. Additional pre-design meeting may be required with the Utilities Department dependent upon any additional changes.
4. A Trust account must be maintained with Utilities during the entire project
5. Offsite and onsite improvements and equipment may be required at proponent's expense to support project. This applies only to the water and sewer lines which require relocation to accommodate the new foot print.
6. Complete detailed Water and Wastewater Utilities must be shown on plan before a proper review can be completed.
7. Show all existing water and wastewater facilities on site plan
8. Provide plan for vacating easements as necessary
9. Show all new and existing water and sewer lines and easements on landscaping and drainage plan
10. Maintain all utilities and utilities easements for water and wastewater system access.
11. Full Utilities plan review & approval is required prior to permitting. No plans are for construction until marked "FINAL".
12. No structures are allowed to be installed in Utility easements.
13. All existing sewer mains (to remain) shall be video recorded by developer and reviewed by City. All existing sewer manholes (to remain) shall be inspected by City. At discretion of City, any such mains shall be lined or replaced by developer and all manholes shall be interior coated with Mainstay (or approved equal) as needed.
14. Notes Prior to a Building Permit being issued, the following must be provided:
  - \$500.00 review fee must be submitted to the Utilities Department
  - Water and Sewer Utility plans must be submitted to the Utilities dept. for review and approval.
  - BCHD and BC EPD Permits must be approved
  - Utilities Agreement must be executed
  - Utilities Performance Bond must be posted
  - Utility Easements must be executed
  - Utility Inspection fees must be paid
  - Capacity Charges must be paid in FULL if applicable
  - Contact: Danny Pollio if you have any questions, 954.797.2159

**POLICE:** No objection to the site plan.

1. Please be mindful of current tree heights, future tree growth, and how this may reduce the illumination of the parking lot when placing the light poles.

**O.P.W.C.D.:**

1. Old Plantation Water Control District requires an acceptable drainage plan with retention and runoff calculations and a construction drawing prior to issuance of a building permit.
2. Acceptance of As-built drawings and Certified Storm Water Inspection Report will be required prior to issuance of a Certificate of Occupancy.

**WASTE MANAGEMENT:**

1. Contact Andrew Kandy or Adrian Moore at [akandy3@wm.com](mailto:akandy3@wm.com) or [amoore@wm.com](mailto:amoore@wm.com).

**VI. EXHIBITS:**

- A. Letter of Intent
- B. Aerial Map
- C. Zoning Map
- D. Legal Description
- E. Waiver Requests

**EXHIBIT A**  
**Letter of Intent**

**LAW OFFICES**  
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\* FORMERLY ADMITTED IN MICHIGAN

OF COUNSEL  
JOHN W. PERLOFF, P.A.  
JODIE SIEGEL, P.A.

Re:           Plantation Promenade Publix Rebuild  
              Site Plan Application

Date:        October 1, 2019

UPDATED LETTER OF INTENT


The Applicant is the owner of the Plantation Promenade Shopping Center located at the northwest corner of Cleary Boulevard and Nob Hill Road. This shopping center has been in existence for many years and is anchored by a Publix in the northeast corner located at 10065 Cleary Boulevard. The Applicant proposes to completely demolish the existing Publix and rebuild a new modern facility that is approximately 5,000 sq. ft. larger and includes the addition of loading docks in the rear.

The rebuild of the existing Publix is necessary for the Publix to remain on the cutting edge of the industry and remain competitive with the many other grocery alternatives now available. As the anchor store for the entire shopping center, it is essential that the Publix maintain a high level of business with a clientele that will help support the other businesses located within the shopping center. In preparation of the revised site plan, the applicant has taken every step possible to minimize negative impacts on the center while increasing green space/pervious area wherever possible.

The new Publix will not be adding a liquor store to the site, but will continue to operate essentially in the same fashion. Currently the hours of operation are 6:45 a.m. to 11:00 p.m., seven days a week, and Publix intends to maintain those same operating hours. There are certain holidays during the year where Publix does close for part or all of the day. Although these sometimes vary, they generally include Christmas

Day and Easter Sunday, with partial closings on New Year's Eve and New Year's Day. The proposed site plan shows very limited outdoor seating in front of the entrance to the store. Publix does maintain a curbside pickup and delivery service. Shopping cart storage is 100% within the interior of the Publix site. Publix intends to continue to operate the site in a first class manner.

Respectfully submitted,

  
\_\_\_\_\_  
JOHN D. VOIGT, ESQUIRE  
Doumar Allsworth

PLANTATION, FLORIDA  
10/18/19





**EXHIBIT D**  
**Legal Description**

<b>Abbreviated Legal Description</b>	JACARANDA PARCEL 276 127-37 B PT OF TRACT 276 DESC AS, BEG AT SE COR OF TR, WLY 289, NLY 81.49, NW 485.87 TO P/C, NW 301.59, WLY 204.26, CONT WLY 230.21, NLY 17.31 WLY 12, NLY ALG W/L 273 TO N/L TR 276, ELY TO NE COR TRACT 276, S 827.64 TO POB, LESS FOR IN OR 36712/936 AKA: PHASE I (RETAIL)
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**ZONING WAIVERS:**

1. From: Section 27-742(e). Which requires that two-way access drive aisles have a width of 25’.  
To: Two-way access drive aisles with a width of 24’.

*Applicant Justification: The smaller drive aisles provide the applicant with the ability to provide more greenspace on the project. The applicant believes that this is a commonly granted waiver that will not negatively impact the design of the parking lot and drive aisles. Applicant further believes that staff does not object to this waiver.*

*Staff response: Staff concurs.*

2. From: Section 27-689(c). which requires buildings to be setback from all property lines a distance equal to 1½ times the building height.  
To: Reduce the required setback along the north property line from 46.5 feet to 38’ and along the east property line from 46.5’ to 41’.

*Applicant Justification: The applicant requests this waiver due to the constraints of an already existing site that is only being partially rebuilt to expand the size of the existing Publix, which is being replaced in its entirety. Further, applicant believes that the staff does not object to this waiver request.*

*Staff response: Staff concurs.*

3. From: Section 27-743, which requires 964 parking spaces based on the overall master plan mixed uses (after previous waiver consideration for Synagogue);  
To: Reduce the required parking to 930 parking spaces (a 34-space deficit; 3.5%).

*Applicant Justification: After providing an updated Tenant Table to staff for both the main shopping center and the outparcels, it was determined that the overall site, including the outparcels, is 34 spaces short of the code requirements. The applicant submits that the additional parking spaces are not necessary in that the shopping center and the outparcels have been functioning properly utilizing essentially this same parking for quite some time.*

*The constraints of the site and the need to provide as much landscaping as possible make it impossible for the applicant to meet the overall code requirements for off-street parking. Since this is an entirely existing site with only the Publix being demolished and rebuilt, the applicant is not in the position to reconfigure the parking*



*other than that which immediately serves the Publix location. Further, the applicant does not own all of the outparcels and has limited control over their use and parking.*

*It should be noted that four parking spaces in front of Publix were removed for curbside pick-up designation. This is indicative of the trend in shopping centers where there is more delivery and pick up of products without the customer actually parking and occupying a parking space. The applicant would submit that this also justifies the relatively minor parking waiver*

*Staff response: Staff concurs. Upon further review of the current listing, and required parking for the outparcels, a parking waiver is required for the overall site.*

### **LANDSCAPE WAIVERS:**

1. From: Section 13-41(a)(c) Pedestrian zones along building facades: One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).

- To:
- 3 trees are required along the northwestern lpz - 0 trees have been provided.
  - 3 trees are required along the southeastern lpz – 0 trees have been provided
  - 10 trees are required along the southwestern lpz – 6 trees have been provided
  - 3 trees are required along the northeastern lpz – 1 tree has been provided

*Applicant's Justification: The applicant requests this waiver because it is unable to provide all the trees required within the space available due to the existing conditions and the expansion of the Publix site, which further reduces available space. The applicant does not believe there is space to provide any additional trees in the LPZ, but will continue to discuss this matter and work with staff on it.*

*Staff response: **Staff does not fully support a waiver on all of the required trees (there are locations throughout the lpz where some additional trees can be planted (please discuss this matter with staff)).***

2. From: Section 13-41(a)(b). Pedestrian zones along building facades: Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz).

- To:
- 15.5' lpz is required along the northeastern façade – 13' has been provided.
  - 15.5' lpz is required along the northwestern façade – 8' has been provided.
  - 15.5' lpz is required along the southeastern façade – 10' has been provided.
  - 15.5' lpz is required along the southwestern façade – 14' has been provided.

*Applicant's justification: This waiver with regard to the LPZ on each façade is requested again because of the lack of available space to provide it. This is due to the site being in existence and only a portion of it being reconstructed. It is also restricted by the addition of the loading dock and the truck ramp to the loading dock*

*and to allow for truck circulation around the building. On the east side there are two generators which take up any potential area to add to the LPZ. On the other sides there are also existing parking and pedestrian walkways that do not allow for the full LPZ. Further, it is believed that staff does not object to this waiver request.*

Staff response: *Staff has no objections to this request.*