

Adaptive Reuse Handbook

Chandler, Arizona



A Guide for Property Owners

Reflecting City Programs and Regulations as of May 1st, 2015

Table of Contents

Introduction	5
Program Overview	5
An Overview of the System	8
Steps in the Process	10
Creative Solutions for Adaptive Reuse	11
Help with Land Use and Zoning Standards	13
Some Specific Examples of Creative Solutions	14
Parking Standards	17
Nonconforming Uses	22
Site Development	23
Building Improvements	28
Engineering Regulations	30
Life Safety Regulations	33
Case Studies for Adaptive Reuse Solutions	35
Case Study 1	36
<i>Case Study 1, Parcel A</i>	<i>40</i>
<i>Case Study 1, Parcel B</i>	<i>42</i>
<i>Case Study 1, Parcel C</i>	<i>44</i>
<i>Case Study 1, Parcel D</i>	<i>46</i>
Case Study 2	48
Case Study 3	51
Case Study 4, Small Lot	54
<i>Option A</i>	<i>55</i>
<i>Option B</i>	<i>56</i>
<i>Option C</i>	<i>57</i>
<i>Option D</i>	<i>58</i>

Where to go for help with an Adaptive Reuse Project:



The City has a Small Business Assistance Team that is a place to start.

Welcome to Chandler's Adaptive Reuse Program!

Program Overview

This Handbook is a guide for property and business owners who seek to adaptively reuse older buildings for commercial purposes in the City of Chandler.

What is Adaptive Reuse?

In common usage, adaptive reuse is the process of converting an existing building to a new use. It may also include expanding such properties, and in some cases constructing a new building on what is now a vacant lot, but within a generally built-out area of the city. The emphasis is on buildings originally constructed for commercial or industrial uses, but residential structures that are to be converted to commercial uses are also a part of the city's adaptive reuse program.

Some of the types of adaptive reuse projects are:

- Change in use from residential to commercial
- Change from one type of commercial to another
- Reactivation of a building that has been vacant for more than a year
- Small scale infill (or an addition) on an existing, small site
- Redevelopment of an older shopping center to mixed use

What Are Some Typical Issues?

When adapting an existing building to a new use, complying with current codes is sometimes an issue. Smaller freestanding buildings can present some of the greatest challenges, because space may not be available to accommodate all code requirements. These buildings often exist on small parcels, which also constrains site design, including parking, landscaping and drainage.

WHAT QUALIFIES AS AN ADAPTIVE REUSE PROJECT?

Flexibility is available for adaptive reuse projects that meet an established set of criteria.

In Chandler, a Qualified Adaptive Reuse Project is one that meets these criteria:

1. *Building age: Built before 1991, and*
2. *Building size: 5,000 square feet or less (including any proposed additions), or*
3. *Lot size: 15,000 square feet or less*
4. *Zoning: Is in a Commercial zone district (or is identified as an area to be rezoned as such in an Area Plan), or has a Conditional Use Permit for Commercial Use*

The Zoning Administrator may also designate a property as being qualified when it meets the intent of the Adaptive Reuse Program.



Adaptive reuse issues also can exist for larger buildings, and even older shopping centers. These have different challenges that are in part related to market conditions, but finding appropriate uses and even encouraging redevelopment, with increased density in these centers, can be issues.

In some situations, properties are physically constrained in ways that impede compliance with city regulations. In others, the cost and time required to fully comply discourages investment. Sometimes, finding an interim use is the goal for any of these property types, and the cost of improvement must be balanced with the prospects for short-term payback.

From the city's standpoint, reactivating these properties and enhancing them helps to generate jobs, provides services to established neighborhoods, and contributes tax revenues that support community services.

Why Have an Adaptive Reuse program?

The purpose of the Adaptive Reuse Program is to facilitate the reuse of underutilized properties while providing needed services and amenities to the community and providing jobs to local residents.

Creative adaptive reuse projects can set the stage for the more intensive redevelopment that is envisioned in the city's policies. Attracting smaller, innovative businesses into existing buildings can serve existing neighborhoods while also setting the tone for larger scale redevelopment nearby. As Chandler focuses more on "place making," increasing density and creating areas with distinctive identities along its established commercial corridors, adaptive reuse will be an important catalyst for investment in these areas.

Chandler welcomes fresh, innovative businesses in adaptive reuse projects that can create a sense of excitement and vitality and that will stimulate revitalization in its neighborhoods.

Where do opportunities exist?

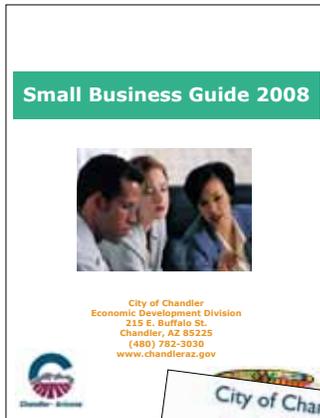
Adaptive reuse opportunities exist throughout the city. The readily apparent ones are along older commercial corridors such as Arizona Avenue where many smaller, underutilized properties exist. Some are vacant; others are in marginal use, but are important in terms of their potential contribution to the city's economy and livability. Other properties exist in older shopping centers of Chandler, at intersections of arterials throughout the older parts of the city.

OBJECTIVES

Adaptive reuse should stimulate "placemaking" in Chandler, by encouraging clever reuse of buildings and nurturing home-grown businesses that bring new life to older corridors.

The key objectives are to:

- 1. Stimulate reinvestment in established areas*
- 2. Support development of local businesses*
- 3. Generate jobs for Chandler residents*
- 4. Generate tax revenues to support city services*
- 5. Support neighborhood revitalization by providing services nearby*
- 6. Support sustainability by making use of existing building materials*



The city publishes guidebooks to assist applicants with the permitting process. These are all available online.

AN OVERVIEW OF THE SYSTEM

Existing flexibility in the system

Flexibility exists in applying city regulations. For example, staff have the ability to waive or modify some code requirements and, for others, there may be expedited hearing procedures. The degree of flexibility, and the manner in which it is provided, varies by department and is influenced by the nature of their regulations.

Predictability in the permitting process

While some flexibility does exist within the city's permitting system, it may not be obvious. This Handbook provides examples of how flexibility may be achieved, to help property owners in planning adaptive reuse projects.

Help with permitting

The city maintains a Small Business Assistance Team, which publishes a guide for those considering establishing a small business in Chandler. This includes some basic information about permitting processes and is a good place to start.

When code compliance is required

When must a property be brought into full compliance with the code? There are several thresholds in the city's codes. For example:

- When a property has been vacant **12** months
- When a building is being enlarged, and
- When there is a change of use.

Any of these conditions normally will trigger requirements for full code compliance. However, with the Adaptive Reuse Program, special flexibility is available for eligible projects.

Providing flexibility in the regulations

How may flexibility be applied? These are some options:

1. Administrative Deviations for “hard-zoned” properties

In recent years, the City Council has given staff more authority to adjust some key zoning standards, based on specific conditions of individual properties.

An example is that parking requirements can be reduced. This requires a parking plan agreement and may require a parking study as well. The code provides a simple form for the parking study. Staff can also modify landscaping requirements.

2. Conditional Use Permit

The city may adjust some hard zoned standards through a conditional use permit. This requires a hearing before the planning commission and/or City Council. Staff can assist with this to help save time.

3. Re-zoning

Re-zoning is sometimes an option, if the new zoning category fits within the General Plan objectives for an area. This typically takes six to nine months. Staff can expedite this process for some adaptive reuse projects.

4. Planned Area Development

The most frequent rezoning is to a Planned Area Development designation. This enables a property owner to apply for a custom-tailored set of standards for their property. This is a way for the city to "relax" some standards and achieve a better project. Establishing a PAD can take up to nine months. Again, staff can help expedite this process.

5. Adaptive Reuse Overlay

The city is studying the use of a zoning overlay in which some additional code flexibility may be offered.

NOTE TO USERS:

Many regulations are summarized in brief terms throughout this handbook. These are simplified descriptions. Readers should check the formal adopted code language before developing plans for a project.

Steps in the Process

If you are considering an adaptive reuse project, follow these steps:

1. Contact the Small Business Assistance Team

The SBAT will help outline the programs available and can help identify specific departments to contact.

2. Evaluate the Property

Develop a checklist of opportunities and issues that need to be addressed. Use it as a starting point in discussing solutions with the city.

3. Review this Handbook

The handbook provides examples of creative solutions to some of the most common issues that arise with adaptive reuse, which you can discuss with staff.

4. Schedule a Concept Meeting

Meet informally with city staff members to identify areas of flexibility that may be needed for your project.

5. Develop Your Plans

Formal architectural, landscape and engineering plans will be required for approvals. (Don't start work without the appropriate sign-offs!)

6. Submit Your Plans

A city staff member will help guide your application through the approval process.

7. Secure the Approvals!

Creative Solutions for Adaptive Reuse

What are some of the specific ways in which the city can facilitate adaptive reuse? This chapter summarizes creative solutions to some typical challenges.

How to use this Chapter

Each project is unique and the examples described may not apply to your situation, so use this section to gain an understanding of basic approaches to solutions and use them in discussing your project with city staff.

Some Examples from Phoenix:



Joy Ride; (Before)



Joy Ride; (After)



VIG; (Before)



VIG; (After)

Examples of Adaptive Reuse in the Region:



Capriotti's; (Before)



Capriotti's; (After)



Refuge; (Before)



Refuge; (After)



Yard; (Before)



Yard; (After)

Help with Land Use and Zoning Standards

This section provides an overview of some of the standards in the city's zoning code that may affect the feasibility of your adaptive reuse project. In each case, an issue with the particular code section is summarized and examples of creative solutions are provided.

Interpreting the Zoning Code

In some cases, staff have the ability to approve alternative solutions that meet the intent of the code. In other cases, approval must be secured through a hearing before the Planning Commission or City Council.

Alternative Approaches

An adaptive reuse project may use an alternative approach for a design topic that is not readily apparent in the code. In these cases, the key to success is to show how a different approach meets the intent of the standard.



This adaptive reuse project in Phoenix provides flexible work space for start-up businesses.



This outdoor seating area is allowed in a front setback in Phoenix.



This roofed, open air dining area is permitted in an adaptive reuse project in Phoenix.

IN THIS SECTION:

- *Building setbacks*
- *Lot coverage*
- *Parking*
- *Non-conforming uses*
- *Site development*
- *Nonconforming uses*
- *Building improvements*
- *Engineering regulations*
- *Life safety regulations*

Some Examples of Creative Solutions

Building Setbacks

Front yard setback requirement

Code Reference: Sec. 35-1203.2; 35-1303.2; 35-1403.2; 35-1902

Current Provisions:

A building must be set back 50 feet from an Arterial Street, and 30 feet from all other types of streets.

Comments

In older commercial corridors, the goal today often is to encourage building close to the sidewalk, to promote a more pedestrian-oriented character. The front yard setback requirement in the code may discourage constructing a front addition to an existing building, which may be a good concept for some adaptive reuse projects.

Solutions

City staff can assist in preparing a request for rezoning that would reduce the setback requirement.



Building close to the sidewalk creates a pedestrian oriented environment.



This addition, constructed to the front of an existing building, helps to activate the street edge of an adaptive reuse project.



In this concept sketch, a roofed outdoor dining area is permitted in the front yard setback area.



The entrance to this building has no curb division between the parking lot and the building.

Guidelines for building in the front setback:

Constructing an addition or a new building in the front setback may be supported when:

1. A Specific Plan encourages development close to the sidewalk edge
2. Other buildings in the block are already close to the sidewalk
3. The design of the building front contributes to the desired character of the area and enhances a pedestrian-oriented character
4. The construction does not negatively affect a building of historic value

In situations concerning side and rear setback requirements, the comments, solutions, and guidelines for front setbacks also apply.



Example of a Rear Setback encroachment in a planned development



Example of a Side Setback used as a shared walkway, with a pergola



A side setback encroachment of an existing roof is permitted in an adaptive reuse project in Phoenix.



High density lot coverage can create positive spaces and define circulation through the site.



Adaptive reuse projects can meet required parking standards by negotiating a parking sharing agreement with other property owners off site. For example, this parcel abuts other parking areas that could be shared.



Maximum Lot Coverage

Code Reference: 35-1203.5; 35-1303.5; 53-1403.5

Current Provisions:

The zoning code states that buildings on a property may not occupy more than 55% of its lot area (also called lot coverage).

Comments

On a small site, this limitation may make it difficult to expand an existing building to meet adaptive reuse needs.

Solutions

A rezoning of a property will be necessary (potentially as a Planned Area Development or as a Use Permit). City staff can facilitate the approval process.

Guidelines for supporting an increase in lot coverage:

Increasing lot coverage may be supported when:

1. A Specific Plan indicates that this is an area envisioned to develop in a denser, more urban character.
2. Other buildings in the block already have a higher percentage of lot coverage.
3. The project will function more effectively with the increased lot coverage.
4. The project design (including buildings and landscaping) will enhance the area.
5. Other factors that may be identified by staff.

Parking Standards

This section addresses solutions to the quantity of parking requirements and arrangement of parking on a site. There also are some issues related to planted areas within parking lots, which are included in the section on landscaping which appears later in this handbook.

Providing Sufficient Parking

Code Reference: 35-1801. Applicability 1a, 1b, 1c, 1d

Current Provisions:

Parking is required to be provided for many uses. Spaces must be on the site or a nearby lot. When parking is not situated on the site, the property owner must record a written parking agreement approved by the Zoning Administrator.

Comments:

In an adaptive reuse project, it may be difficult to provide the amount of parking that is required by code, because the site is relatively small and the location of the existing building may limit efficient layout options.

Flexibility Available

The Zoning Administrator may approve:

1. Locating some of the required spaces on a nearby lot
2. Arranging a parking sharing agreement with an abutting property
3. Counting on-street parking nearby to help meet the demand
4. Reducing the number of spaces required

Solutions

Parking requirements can be reduced when it is clear that the standard amount is not needed, or that alternative arrangements are available. Staff can help facilitate developing a study to justify a reduction in parking.

Staff also can assist in negotiating a parking sharing agreement with an abutting property. (Contact the Small Business Assistance Team.)

Some guidelines for reducing parking ratios:

Formal criteria for reducing parking numbers are in the zoning code. In addition, these factors will be considered:

1. The use will serve nearby residents who may walk to the facility.
2. The property is located near a transit line.
3. The current ratio in the code is more restrictive than in similar communities in the region.
4. The location is in an area anticipated to become more “urban” in character, where parking is to be subordinate to other uses.
5. The project will help to meet the overall objectives of the adaptive reuse program.

Case example:

The Chandler code requires 1 parking space for every 50 square feet of dining area in a restaurant. However, in some communities, these standards apply, to facilitate reuse:

- 1 parking space per 100 square feet of indoor dining area, and
- 1 space per 150 square feet of outdoor dining area, and
- The first 500 square feet of outdoor dining area is exempt from parking requirements.

Chandler staff can help determine when reductions may be permitted.



In some communities the first 500 square feet of outdoor dining space is exempt from parking requirements.

Alley accessed parking

Code Reference: 35-1802. General Requirements. 8

Current Provisions:

Typically alleys abutting commercial or industrial uses adjacent to a single-family residential district may not be used as access to a parking or loading area, except where authorized by a Use Permit. Creating new parking that is a direct pull-in from the alley is not permitted with the intent to avoid traffic next to residential areas.

Comments

Alley-accessed parking can be an essential solution for providing on-site parking in adaptive reuse of commercial properties, especially on small sites. Therefore, creative design solutions that result in an enhanced alley character will be considered.

Solutions

Staff may be able to facilitate securing a Use Permit for parking that allows access directly from an alley.

Guidelines for Alley Access Parking:

Alley-accessed parking may be permitted when:

1. Decorative features are provided to enhance parking abutting the alley, such as permeable pavers and planted areas, and
2. Relatively low traffic volumes are anticipated, and
3. Abutting uses are compatible, and
4. A convenient walkway is available to building entrances.



Alley Parking



Alley accessed parking



No curb from parking area permits runoff to planted area.



No curb from parking area permits runoff to planted area.

Locating Parking in the Front Setback

Code Reference: Sec. 35-1902. Site development plan design standards. 4.a.1&2

Current Provisions:

The code states that one must locate a parking lot a minimum of 20 feet back from the Right of Way.

Comments

Parking within 20 feet of the ROW may be necessary on a constrained site, especially when space is also planned for outdoor use (such as a dining area) in front of a building. Some flexibility is available in the code when the project will yield an attractive street edge. A Use Permit may be needed in other cases. Consult with staff.

Driveway Locations

Code Reference: Sect. 35-1902. Site Development Plan Design Standards. 3.b

Current Provisions:

A driveway must be at least ten (10) feet from an interior lot line. (The code notes that flexibility exists for Arizona Ave.)

Comments

While this separation is preferred, some conditions may exist where a lesser dimension is needed. This may occur, for example, where a house is to be converted to a commercial use and a driveway is to be constructed that leads to parking in the rear.

Solutions

Staff may permit a lesser dimension when the quality of the overall project will meet the objectives of the Adaptive Reuse Program.

Parking Area Curb Requirements

Code Reference: 35-1803. Design standards.

Current Provisions:

Typically, the perimeter of a parking area must be defined by a concrete curb. The intent is to control vehicular circulation and prevent storm water flowing onto adjacent properties. (This applies to the perimeter of a property, not necessarily in the interior of a parking lot.)



In some cases, no curb may be required for a parking area. (Phoenix)

Comments

Curbs can prevent passive water harvesting from small parking lots into landscaped areas that are designed to retain storm water. Many examples exist throughout the valley of no-curb parking lots or of designs that have limited curbs. In some cases, an owner may wish to capture water in planted areas, and in other situations, abutting property owners may wish to develop a coordinated landscape scheme together that would capture runoff. Staff may consider other options; the intent is to prevent sheet flow onto adjacent properties.

Solutions

Creative landscape designs that manage storm water and help to direct traffic flow are encouraged.

Design guidelines for alternatives to concrete curbs:

1. Use planted swales to direct and retain water flow.
2. Use porous paving materials to facilitate percolation of storm water runoff.

WHAT WORK IS EXEMPT FROM THIS PART OF THE CODE?

Your project may not be subject to some of the City's site development standards. Several exemptions are listed in the code. For example, these types of projects are exempt from some requirements:

- Projects along Arizona Avenue
- Other existing areas of downtown
- An addition that is less than 20% of the existing floor area, or
- A building (including additions) of less than 2,500 square feet

Consult with city staff to determine if your project will be subject to the code.



Outdoor dining areas have the potential to be considered landscaped areas.

Nonconforming Uses

Nonconforming land uses and buildings

Code Reference: 35-2000. Code reference: 35-2003

Current Provisions:

When a property has not been in use for a period of one year, the previous use may no longer be permitted. Similarly, buildings that have been vacant for 12 months must be brought up to code.

Comments

The 12 month limitation may discourage adaptive reuse projects.

Solutions

Many of the specific code requirements that may be of issue are addressed throughout this handbook.

Planned Area Development (PAD)

Code reference: Article XVII

Current Provisions:

The PAD tool offers substantial flexibility in many of the development standards and can enhance the feasibility of adaptive reuse. This is a special zoning category in which development standards can be customized to a specific situation.

Comments

While the PAD tool is more often used for large-scale projects, it can be applied to a small adaptive reuse project. Staff can help advise on how to apply this tool for these situations.

Solutions

Many of the more flexible standards described in this handbook may be available for individual projects throughout the city using a PAD.

Site Development

(Article XIX)

Site Development General Requirements

Code reference: 35-1900

Site development standards address:

- Site layout
- Parking layout
- Landscaping

General Flexibility in Site Development Standards

Code Reference: 35-1902. Site Development Plan Design Standards. 2.c

Current Provisions:

For those projects that are subject to the code, some flexibility is available in this section. This applies to unusual circumstances and unique and experimental designs. This requires a “finding” in writing that the alternative solution will result in a project of high quality and that contributes to the objectives of the adaptive reuse program.

Solutions

Consult with staff and use the guidelines provided in this handbook to craft alternative solutions that will meet the city’s objectives for adaptive reuse.

What Does “Landscape” Mean in the Code?

Code Reference: Sect. 35-1903. Landscaping. 3.b; 6.b.2,4,5&9

Current Provisions:

"Landscaping" is a broad term that includes planted areas as well as paved areas that are designed to visually enhance the property. Sometimes, however, the term “landscape” is used in reference to planted areas only. Staff can help



Hardscaping and defined outdoor areas are considered landscaping.



This parking lot is sufficiently screened without a wall.

LANDSCAPING:

The intent of landscaping is to enhance the site and its surroundings. These features should be considered as landscaping:

- *Plants in urns*
- *Outdoor seating areas*
- *Places with decorative paving*
- *Outdoor art*
- *Shade structures*
- *Wall-mounted trellises*



Diamond parking planters may not always yield best results.

distinguish how the term is used. “Hardscape” is sometimes used to refer specifically to paved areas including plazas and walkways.

Solutions

In most cases, the term “landscape” will include hard surface materials as well. Consult with staff to confirm how the term applies to a specific standard.

Parking Landscape Requirements

Code Reference: Sect. 35-1903. Landscaping 6.b.2

Current Provisions:

Planter islands are required for most parking lots. The basic shape and minimum size are set forth in the code:

A planter island must be a minimum of 9 feet wide and protected by raised curbs.

Diamond planters are to be uniformly distributed between planter islands. These must be at least 5 sq. ft., diagonally-oriented. 1 planter island and 2 diamond planters are to be provided for every 12 parking spaces.

Comments

These requirements are more relevant for large commercial developments with extensive parking areas. In some cases on small lots, having one larger grouping of shade trees will be more effective than having individual islands. Overall performance measures for shading pavement, rather than strict formal requirements, should be considered for alternative designs.

Solutions

Staff can approve alternative designs that meet the intent of providing a shaded parking area.

Guidelines for parking lot landscaping:

These design techniques may be considered for alternative landscape designs:

1. A cluster of shade trees that also serves as an outdoor use area, rather than individual trees spaced throughout a parking area

2. Other shade structures, including awnings, pergolas and canopies that shade outdoor use and parking areas
3. Special paving and plant materials that may reduce heat gain



In some cases screening of parking in front may not be required. (Phoenix)

Parking Lot Screening

Code Reference: Sect. 35-1903. Landscaping 3.b; 6.b.8

Current Provisions:

Parking lot screening: When a parking area abuts a front yard or road frontage landscaped area, it must be screened with a decorative masonry wall and earth berm.

Comments

This is more applicable in larger commercial developments and along outlying corridors in the city. It may not be practical along established, urbanizing streets, and may discourage providing outdoor dining spaces facing the street if the 'front yard' also includes parking. When a parking lot has decorative pavers and other attractive landscaping it isn't always necessary to screen it. Buffering with plants, urns, and other landscape features should be allowed. Fundamentally, the concept should be one of "filtering," a view of cars, rather than hiding them.

Guidelines for street edges of parking lots

Some exposed parking may be permitted, with these guidelines:

1. Minimize the length of the front property line that would have exposed cars.
2. Balance the exposed part of a parking area with outdoor activities, such as dining patios along the frontage.
3. Use decorative landscape features (such as urns and low hedges) to filter views of parking.



Urns and other hardscape features may work as landscaping.

Plant Arrangement

Code Reference: Sect. 35-1903. 5.e

Current Provisions:

Uneven plant spacing (in order to create a more natural look) is required unless regular spacing is for a massed shrub or ground cover bed.

Comments

This standard promotes a “natural” effect, which may be more appropriate for outlying areas of the city. In the urbanizing parts of the downtown in particular, a more formal plant arrangement may be preferred.

Solutions

Staff may approve more formal planting arrangements when it meets the intent of the Adaptive Reuse Program.

Percentage of Vegetative Cover in Planting Beds

Code Reference: Sect. 35-1903. Landscaping. 6.c.2

Current Provisions:

Commercial: a minimum of fifty (50) percent of all interior "nonhardscape" open space surfaces shall be covered with shrubs and ground cover.



One cluster of planting in a parking lot creates a concentration with a stronger impact than several smaller diamonds, and may be an option to consider in adaptive reuse projects.

Comments

A 50% vegetative cover is a high threshold for plantings and may be difficult to achieve with low-water use plants. This may result in an appearance that is overplanted with low-water use plantings.

Solutions

Alternative designs that meet the intent of providing an attractive, pedestrian-friendly experience are acceptable.

Retention Basins

Code Reference: Sect. 35-1903. Landscaping. 3.b; 6.b.9

Current Provisions:

No more than 50% of a front yard setback area may be used for stormwater retention.

Comments

This language is more applicable to large, undeveloped tracts. It may not apply to adaptive reuse projects in developed areas. Many urban landscape designs may be planned to retain (or detain) storm water. For example, a sunken plaza may serve as an amenity but also retain storm water. The intent is that retention devices should be assets that enhance the street.

Solutions

Landscape designs that incorporate storm water retention and detention may be considered in front setbacks. Consult with the Adaptive Reuse Team.



Landscape retention basin in front of a building.



Small scale mechanical systems may be left unscreened.

REPAIRS TO AN EXISTING BUILDING:

Code Reference: 35-1900. General Requirements. 1.e

Current Provisions: Repairs to a building that may improve its façade and walls, but that do not involve an addition or new construction, do not trigger compliance with many of the standards that are described in this handbook. This also applies to repairs to site features, such as screen walls, fences and parking lot surfaces.

Check with city staff to see if work you are planning is exempt.

Building Improvements

Screening Rooftop Equipment

Code Reference: Sec. 35-1902 Site development plan design standards 5(c)

Current Provisions:

Rooftop mechanical equipment is required to be fully concealed or screened from view.

Comments

When mechanical equipment is upgraded on a smaller, existing building, adding screening can add cost, and may in fact contribute to an awkward, bulky appearance. Some newer equipment is lower in profile and less noticeable in general. Some communities allow an alternative, in which the equipment is left visible and painted in such a way as to be visually minimized in appearance.

Solutions

Alternative designs that can meet the intent of minimizing the visual appearance of mechanical equipment may be permitted. The intent is not to screen mechanical equipment entirely, but to minimize the visual impacts and integrate them with the architecture.

Guidelines for minimizing the visual appearance of rooftop mechanical equipment:

1. Use low profile equipment (to the extent feasible).
2. Locate it in a position that is less visible from the street.
3. Paint the equipment in a muted color that blends with the background.
4. Use of a screen that is lower than the equipment, but that blocks views of a portion of the equipment may also be an option.

Use of Architectural Metals

Code Reference: Sec. 35-1902. Site development plan design standards. 5.d.1.

Current Provisions:

Metal buildings are not allowed to be visible from arterial streets.

Comments

This language is intended for industrial type sheds. Today, many creative uses of architectural metals are seen throughout the region. In fact, "architectural metals" can yield noticeable appearance improvements at modest cost and are ideal for many adaptive reuse projects.

Solutions

Staff will provide flexibility in interpreting this standard when the result enhances the appearance of the property and adds to its visual interest as seen from the street.

Guidelines for use of architectural metals:

1. Provide visual interest.
2. Provide a sense of scale.



Architectural metals can add visual interest in an adaptive reuse project.



Architectural metals can be used to screen outdoor dining areas.



Architectural metals can be used to shade structures and to enhance the front of an adaptive reuse project.



Water detention area in Tempe, AZ.

Engineering Regulations

Civil Engineering Solutions

Civil Engineering Plan Review staff are responsible for the review and approval of plans associated with:

- Grading and drainage
- Retention
- Water, sewer, reclaimed water and fire lines
- Off-site public infrastructure improvements
- Curb, gutter and sidewalk; pavement and striping; street lights; medians

CASE STUDIES:

These are some examples of areas in which some flexibility may be available. Note that each project is considered individually, but these provide a basis for property owners to frame an approach to an adaptive reuse project that may have similar circumstances.

Storm water retention solutions

Storm water management typically is not an issue for existing properties in the downtown, but it is required to be provided on site elsewhere in the city. Downtown, it is handled in “regional basins.” There are times, however, when on-site retention is needed; installing an underground retention structure may sometimes be considered (although a surface system that is designed as a landscape amenity would normally be preferred).

If retention is needed, the department prefers to avoid using underground storage because of maintenance issues, but this is an option for a small adaptive reuse site, where one might permit a lesser volume of storage than the engineering calculations would normally indicate, with an understanding that any overflow could be handled in the street.

Case Example:

An owner seeks to convert a small commercial building into a restaurant, and will construct an addition and provide some parking on site. Outdoor dining will be located in front of the building, with an area for landscaping.

The owner proposes a landscaped area that will serve as a retention device, and with a capacity to handle 75% of the amount required. This will serve as a visual amenity as well.

Flexibility provided:

Because the site is within an urbanized area with streets with gutters, the design may be permitted.

Water line service size alternatives

The size of the water line to a property can be an issue on a larger adaptive reuse project, but in most established locations, water lines are expected to be of sufficient size. However, there may be a condition in which a new sprinkler system will now be required, and the existing infrastructure may not be sufficient for the new use. This usually isn't an issue with smaller existing buildings, since the sprinkler systems are relatively small, and the existing line capacity is sufficient.

Electrical service design solutions

Undergrounding of utilities is required throughout the city when redevelopment occurs, but it may not always be reasonable to require doing so on a small property, especially when adjacent properties are still served from overhead. In some cases, the city may defer this work.

Transportation-related engineering design solutions

Many of the department's traffic access policies are for sites of 40 acres or more, and often for a "green field" condition with no physical constraints in terms of access points, Right of Way reservations and utility easements. In the downtown and along older commercial corridors, full compliance with these standards may not always be feasible. For example, providing a secondary access to a site (another driveway), while desired, may not be feasible on a small parcel, and the department may consider alternatives.

Curb cuts and driveways

An issue can arise related to providing vehicle access to parking and service areas. Engineering generally requires multiple access points (a minimum of two), but they do recognize that this may not be feasible on some small parcels. This flexibility is applied with caution, because it can lead to a problem later. For example, if the use then intensifies, or if parcels are assembled, access issues may arise.

Case Example:

An owner seeks to reactivate an existing house that has been unoccupied and convert it into a restaurant. They will construct an addition and provide some parking on site. The front yard will be landscaped and an outdoor dining area will be built there. There is room for parking in the rear, with a new driveway to be constructed from the street. In this case only one curb cut may be acceptable.

Street ROW Dedication

In some redevelopment situations, transportation engineers may seek to widen a street to bring it up to the current standards. The Transportation Master Plan sets forth desired ROW dedications, including established corridors in older parts of the city. Meeting these standards may be difficult where existing development already limits the ability to obtain the preferred ROW dimension. The transportation engineering staff can make exceptions, based on existing conditions.

Life Safety Regulations

This includes the application of Building and Fire Codes. Building and Safety plan review staff apply those regulations. The key areas of concern are:

- Fire resistance, life safety & means of egress
- Structural systems
- Mechanical, plumbing, electrical systems
- Fire suppression systems
- Barrier free accessibility

International Fire Code

The Fire Prevention Division performs inspections of businesses within the City of Chandler to assist business owners in eliminating hazards and maintaining a safe workplace. The Division also is responsible for enforcing city council adopted codes and ordinances, specifically the 2009 International Fire Code (IFC) with City Amendments.

The International Existing Building Code

The city has adopted the 2012 International Existing Building Code, which gives plan reviewers flexibility in applying many of the code requirements. These are determined on a case-by-case basis, with the general intent that any work should improve existing conditions and move the building closer to compliance. This allows officials to waive some requirements, or to accept a “lesser” level of compliance for an existing condition, when basic life safety needs are met, and the work does not create a greater “violation” condition.

Sprinkler requirements

Adding sprinklers to a small building can be a significant upfront expense for a commercial use, especially when adapting an older building. In some cases, instead of requiring a commercial scale sprinkler system, the city may allow a 13R system, which is intended for low-rise residential applications.



Some smaller spaces may be exempt from sprinkler requirements or may use an alternative system.

CASE STUDIES:

These are some examples of areas in which some flexibility may be available. Note that each project is considered individually, but these provide a basis for property owners to frame an approach to an adaptive reuse project that may have similar circumstances.

Case Example:

An owner seeks to convert a small commercial space into a restaurant. Sprinklering is therefore normally required.

Flexibility provided:

A residential sprinkler system may be allowed, based on case-by-case evaluation.

Exiting requirements

Building Code Officials can offer some flexibility in exiting (egress) requirements for adaptive reuse. In some cases, for example they have permitted a greater distance between fire exits than is the conventional standard; they also have been flexible on exit door widths, sometimes permitting use of an existing opening that is narrower than the current standard.

Case Example:

An owner seeks to convert a small commercial space into a restaurant. There are two exits, one of which is narrower (by one inch) than the minimum required. Sprinklers will be installed.

Flexibility provided:

The narrower exit opening may be allowed to qualify as the second egress point.

Restrooms

Providing the required number of separate restrooms for men and women is sometimes an issue in a smaller building. City officials have allowed use of a unisex room, and sometimes a common wash area. They also have been flexible in the number of plumbing fixtures required when space is constrained.

Case Studies for Adaptive Reuse Solutions



This section provides some examples of creative solutions to some of the issues raised earlier.

The case studies include:

- Existing buildings that are suitable for rehabilitation and adaptive reuse
- Compatible new additions
- Underdeveloped properties that are suitable for new construction

For case studies 1-3 the following information is provided:

- Existing site conditions (aerial and photos)
- Proposed adaptive reuse improvements (plan and model)
- Regulatory analysis (parking, site, and building design)
- Where flexibility in regulations is addressed

For case study 4 the following information is provided:

- Existing site conditions (model)
- Proposed adaptive reuse improvements (model)
- Regulatory analysis (parking, site, and building design)
- Where flexibility in regulations is addressed

CASE STUDY 1



Case Study 1 illustrates a variety of adaptive reuse solutions on a set of four contiguous parcels in the C-2 Community Commercial District. It demonstrates opportunities to create a “place” by coordinating pedestrian circulation among the properties, sharing parking and adding active outdoor use areas to animate the area.

Scope of the work

The project includes:

- Adaptive reuse of some existing buildings
- Construction of some new additions
- Construction of some new buildings
- Developing on-site plazas, walkways and landscaped areas
- Providing some parking on site

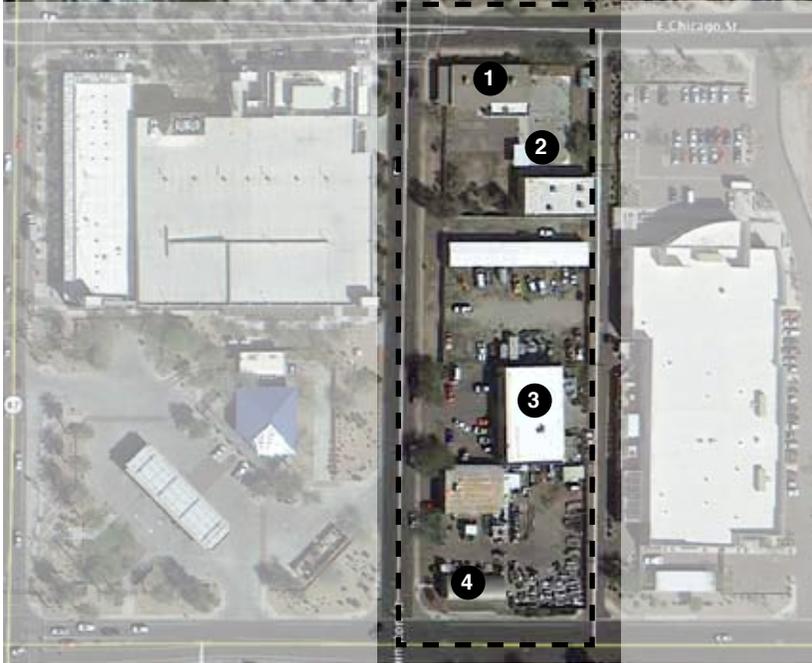
Coordinating projects

In this case study, when all parcels are developed together, efficiencies occur in landscaping and parking that would benefit all.

Flexibility provided

Flexibility with current regulations is assumed in the case study. This could happen by:

- Providing flexibility in interpreting existing zoning standards, or
- Amending some existing zoning standards, or
- Obtaining a Use Permit
- Rezoning as a Planned Area Development



A real site is illustrated as the case study, but does not mean that this is a formal proposal, or that the design as shown would be approved. Four individual parcels are assumed, but are coordinated in their development.



Building 1



Building 2



Building 3



Building 4

CASE STUDY 1: OVERALL ILLUSTRATIVE

PARCEL A

Cafe / Bar

PARCEL B

Retail

Formal Plaza with central focal point

PARCEL C

Existing parking lot with new, permeable paving

PARCEL D

- Convert to restaurant
- Renovate existing building
- Construct addition

Brewery, or similar with offices above

Paseo on 1st floor to connect to other properties

Property line

"Shade Corridor" outdoor seating / overhead canopies

New office building

Property line

Renovate two-story building

Property line

Renovate as high tech R&D use

Convert to tech. offices



CASE STUDY 1: CONCEPT SKETCH PLAN

This sketch plan illustrates the benefits of coordinating the four parcels. By providing a convenient pedestrian way through the property, it is possible to share parking. Individually, some of the parcels would not be able to provide the required parking, even with some reductions.

Case Study 1

Some key features of this case study:

1. Some parking is provided directly along the alley.
2. A walkway runs north-south through the middle of the block, linking the parcels.
3. Buildings (existing and new) are planned to frame outdoor use areas.
4. Substantial amounts of “landscaping” is in decorative hard surfaces (walkways and courtyards).
5. Many buildings align at the sidewalk edge, providing a pedestrian-oriented environment.

Flexibility is provided in:

LOT COVERAGE AND SETBACKS

- Permitting a greater lot coverage overall
- Allowing new buildings to be built to the sidewalk line (encroaching into the front setback)
- Allowing some new construction to be built to the rear property line

PARKING

- Permitting a reduction in parking numbers
- Allowing some parking to be in the first 20 feet of the front setback
- Allowing pull-in parking directly off the alley
- Reducing parking stall widths
- Counting some off-site parking and parking sharing among the four parcels

SITE ENGINEERING

- Allowing reduced driveway width
- Permeable paving to assist with storm water management

LANDSCAPING

- Courtyards designed as retention areas
- Reduction in planter islands in parking areas
- Waiver of buffers between properties

Case Study 1, Parcel A

CONCEPT SUMMARY

Existing buildings are retained and a new building addition is provided on this parcel. Interior building and site improvements are also provided.

Note: For the purposes of this study Site 1 has been separated into four parcels to understand the zoning regulation flexibility on individual parcels. The plan, model, and site data are noted for Parcel A on these two pages.

This detail of Case Study 1 considers the northernmost parcel as a separate development. The flexibility conditions described are as if this parcel is treated separately.

Scope of the work

The project includes:

- Converting an existing building into a restaurant, with an addition at the northern edge of the site.
- Locating a second restaurant in a new building along the southern property line and at the front property line.
- Locating a third building behind the second, with offices above.
- A courtyard between the buildings is for outdoor dining.
- Providing some parking on site, accessed from the alley

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is 44% (below max. of 55%)
- Allowing new buildings to be built to the sidewalk line (encroaching into the front setback)
- Allowing some new construction to be built to the rear property line

PARKING

- Permitting a reduction in parking numbers (65% reduction rather than the current 40% maximum)
- Allowing pull-in parking directly off the alley
- Reducing parking stall length by 1 foot

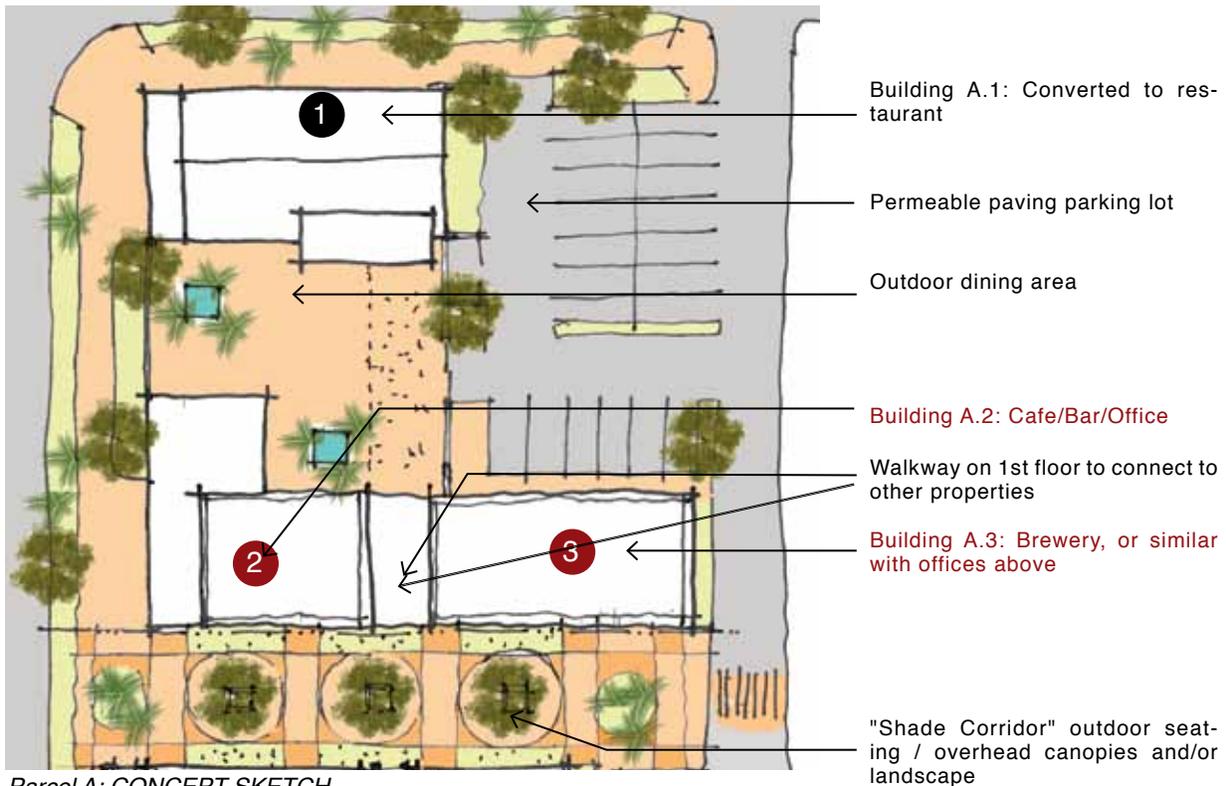
SITE ENGINEERING

- Permeable paving to assist with storm water management

LANDSCAPING

- Courtyards designed as retention areas
- Waiver of buffers between properties

Case Study 1, Parcel A



Parcel A: CONCEPT SKETCH



Site Data

Property Area:
.48 acres

Building A.1
Use: Restaurant
Building Area: 3,700 SF
Stories: 1

Building A.2
Use: Cafe/Bar/Office
Cafe/Bar: 3,000 SF
Office: 1,900 SF
Total Building Area = 4,900 SF
Stories: 2

Building A.3:
Use: Brewery/Office
Brewery: 2,450 SF
Office: 2,900 SF
Total Building Area = 5,350 SF
Stories: 2

Parking Spaces
(40% reduction of req. 67 = 40)
On-site surface = 20 spaces
On-street = 4
Parking agreement = 16

● = Existing Building
● = New Building

Parcel A: CONCEPT MODEL

Case Study 1, Parcel B

CONCEPT SUMMARY

An existing building is removed and two new buildings are provided on site. Site improvements are also provided.

Note: For the purposes of this study Site 1 has been separated into four parcels to understand the zoning regulation flexibility on individual parcels. The plan, model, and site data are noted for Parcel B on these two pages.

This detail of Case Study 1 considers the second parcel as an independent project. It consists of two new buildings constructed on what is presently a vacant lot. Constructing a new building in an Adaptive Reuse setting raises additional code compliance questions, which would need to be considered in the context of the overall benefit of the project and its enhancement of the block for the adaptive reuse of other buildings nearby. Even with some flexibility in the existing codes, this project may require obtaining a Planned Area Development zoning.

The flexibility conditions described are as if this parcel is NOT considered in a PAD with the other parcels in Case Study 1 but instead is treated separately.

Scope of the work

The project includes:

- Constructing a new retail building at the sidewalk edge
- Constructing an office building behind.
- Locating parking directly off the alley
- Constructing a plaza with porous paving and a fountain as a landscape amenity

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is below the maximum limit
- Allowing new buildings to be built to the sidewalk line (encroaching into the front setback)

PARKING

- Permitting a reduction in parking numbers (62% reduction rather than 40%)
- Allowing pull-in parking directly off the alley, with permeable pavers
- Reducing parking stall length by 1 foot
- Off-site parking agreement for additional parking

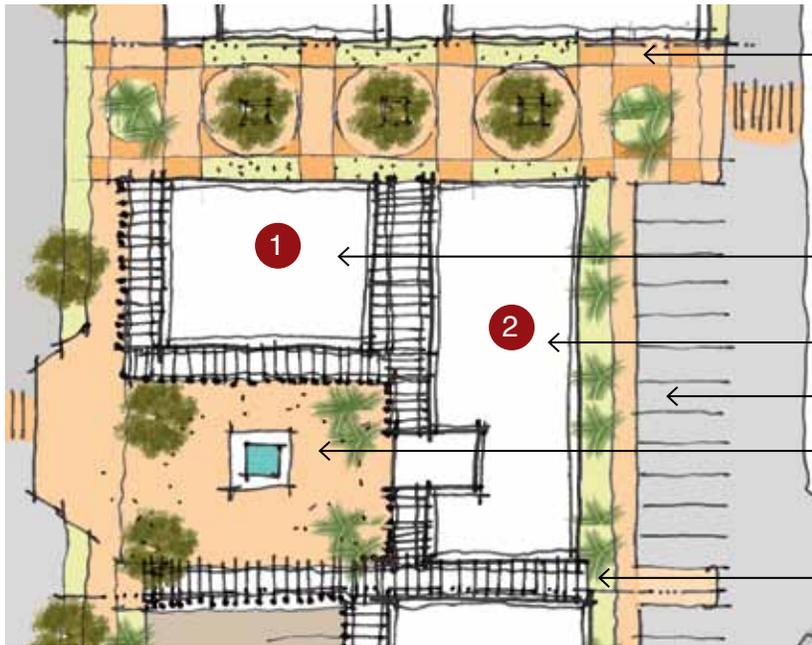
SITE ENGINEERING

- Permeable paving to assist with storm water management

LANDSCAPING

- Courtyards designed as retention areas
- Waiver of buffers between properties

Case Study 1, Parcel B



"Shade Corridor" outdoor seating / overhead canopies and/or landscape

Building B.1: Retail

Building B.2: New offices

New off-street/alley parking

Formal plaza with central focal point

Decorative pedestrian pathway

Parcel B: CONCEPT SKETCH



Site Data

Property Area:
.50 acres

Building B.1
Use: Retail
Building Area = 2,500 SF
Stories: 1

Building B.2
Use: Office
Building Area = 8,000 SF
Stories: 2

Parking Spaces
(40% reduction of req. 42 = 25)
On-site surface = 12
On-street = 4
Parking Agreement = 9 spaces

● = Existing Building

Parcel B: CONCEPT MODEL

Case Study 1, Parcel C

CONCEPT SUMMARY

An existing building is adaptively reused as an office building. Interior building and site improvements are also provided.

Note: For the purposes of this study Site 1 has been separated into four parcels to understand the zoning regulation flexibility on individual parcels. The plan, model, and site data are noted for Parcel C on these two pages.

This detail of Case Study 1 considers the third parcel as an independent project. It consists of one existing building. It is presently an office building, and will continue in that use. Minor façade improvements will be made to the exterior.

The flexibility conditions described are as if this parcel is NOT considered in a PAD with the other parcels in Case Study 1 but instead is treated separately.

Scope of the work

The project includes:

- Renovating existing building; no change in use
- Improving existing parking lot in front of building
- Adding landscaping

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- No changes

PARKING

- Permitting a reduction in parking numbers (62% reduction rather than 40%)
- Reducing parking stall length by 1 foot
- Permeable paving, with no curb in perimeter of lot

SITE ENGINEERING

- Permeable paving to assist with storm water management

LANDSCAPING

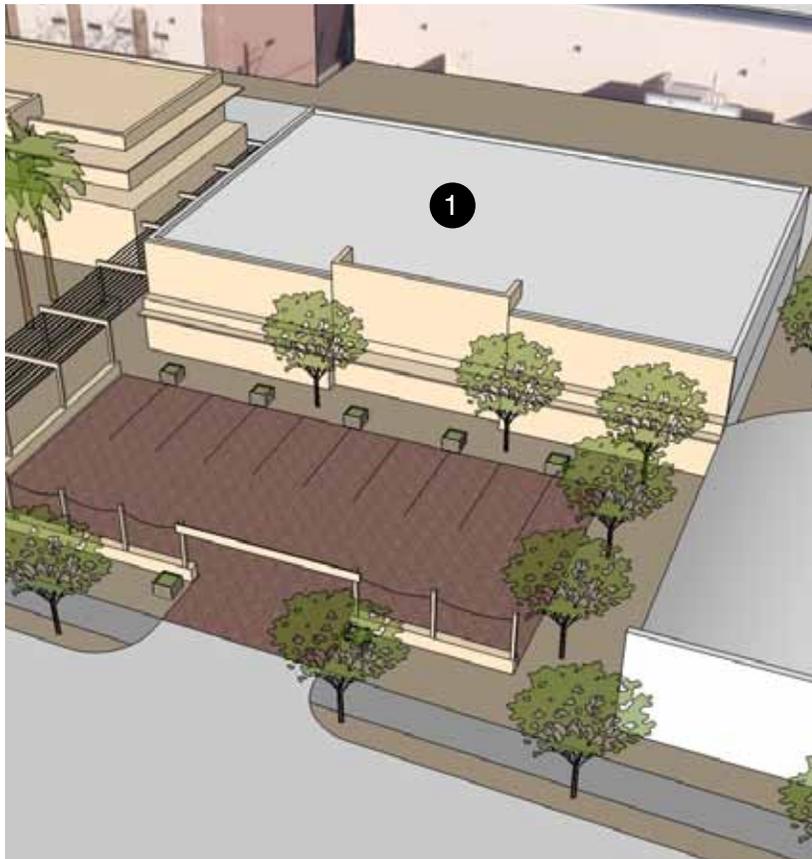
- Planter boxes frame parking lot, rather than landscape islands
- Waiver of side buffer on northern edge of property

Case Study 1, Parcel C



- Decorative pedestrian pathway
- Building C.1: Convert to two-story office space
- Permeable paving parking lot with planters, etc.
- New off-street/alley parking

Parcel C: CONCEPT SKETCH



Site Data

Property Area:
.30 acres

Building C.1:
Use: Office
Building Area = 8,000 SF
Stories - 2

Parking Spaces:
No additional parking is required since there is not a change in use. However, new surface parking is added to the rear.

On-site surface = 21
On-street = 3

● = Existing Building

Parcel C: CONCEPT MODEL

Case Study 1, Parcel D

CONCEPT SUMMARY

Two buildings are adaptively reused as office/skunkworks facilities. Interior building and site improvements are also provided.

Note: For the purposes of this study Site 1 has been separated into four parcels to understand the zoning regulation flexibility on individual parcels. The plan, model, and site data are noted for Parcel D on these two pages.

This detail of Case Study 1 considers the fourth parcel as an independent project. It consists of two existing building, which are presently light industrial in use. The proposed work involves renovating the two buildings, for use as incubator space for technology oriented research and development. A parking lot is also to be constructed, including a portion with direct access along the alley.

The flexibility conditions described are as if this parcel is NOT considered in a PAD with the other parcels in Case Study 1 but instead is treated separately.

Scope of the work

The project includes:

- Renovating existing buildings as technology oriented research and development
- Constructing a parking lot between the buildings
- Constructing a parking lot along the rear of the property.
- Adding landscaping

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- No changes; lot coverage is below the maximum permitted, and buildings are existing.

PARKING

- Sufficient parking is provided; also because there is no change in use, existing parking would be acceptable.
- Reducing parking stall length by 1 foot
- Permeable paving, with no curb in perimeter of lot

SITE ENGINEERING

- Permeable paving to assist with storm water management

LANDSCAPING

- Reduced width of buffer (5 feet instead of 10 feet)

Case Study 1, Parcel D



Building D.1: Convert to tech. offices

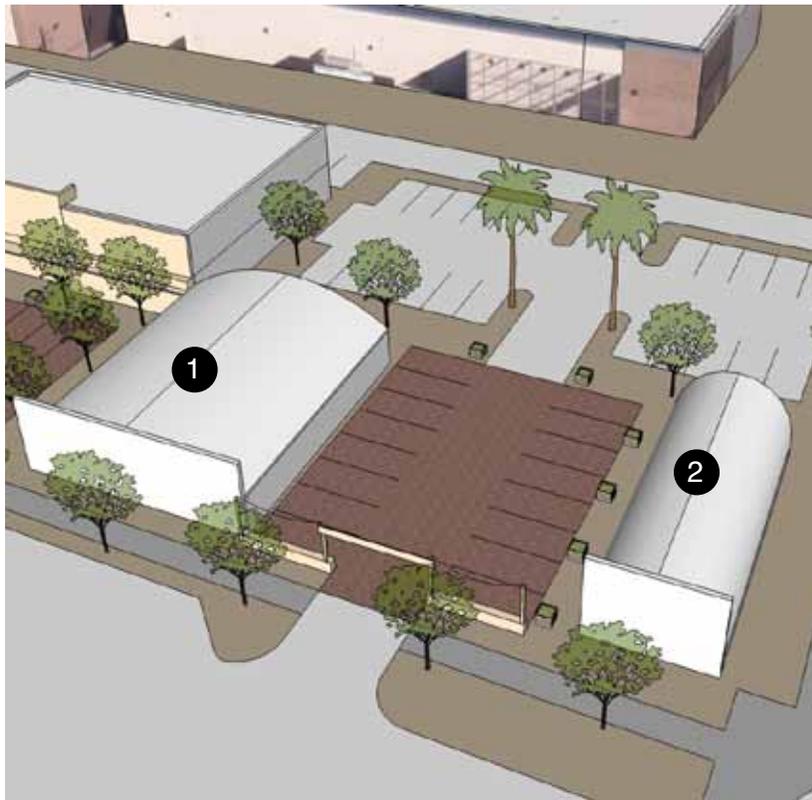
New planting strip and on street parallel parking

Permeable parking lot with planters, etc.

Steel beam overhead (bright color) to reflect street wall

Building D.2: Convert to tech. offices

Parcel D: CONCEPT SKETCH



Site Data

Property Area:
.50 acres

Building D.1
Use: Office/Skunkworks
Building Area = 2,800 SF
Stories: 1

Building D.2
Use: Office/Skunkworks
Building Area = 1,500 SF
Stories: 1

Parking Spaces:
No additional parking is required since there is not a change in use. However, new surface parking is added in the front.

On-site surface = 38 spaces
On-street = 3

● = Existing Building

Parcel D: CONCEPT MODEL

CASE STUDY 2

Case Study: Site 2 is a single commercial parcel. The study illustrates improvements that bring active uses closer to the street.



Case Study 2: Existing conditions aerial image



Existing shopping center



Entrance from South Arizona Avenue

Case Study 2

CONCEPT SUMMARY

Site 2 illustrates a new restaurant use in an existing retail space. Interior building and site improvements are provided. The space is located within a larger strip commercial development.

Scope of the work

The project includes:

- Renovating existing buildings, with minor exterior improvements
- Constructing a new pergola on the front of building #2
- Constructing a plaza for outdoor seating in the front setback
- Improving existing parking lot in front and alley parking in rear
- Constructing a pedestrian walkway from the alley to the street along the south property line

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Permit pergola to be constructed in front setback

PARKING

- Permitting a reduction in parking numbers (by 48%)
- Allowing alley parking to continue as a non-conforming existing condition
- Permeable paving without curb in some areas
- One planter island per 14 spaces, rather than for 12 spaces as required

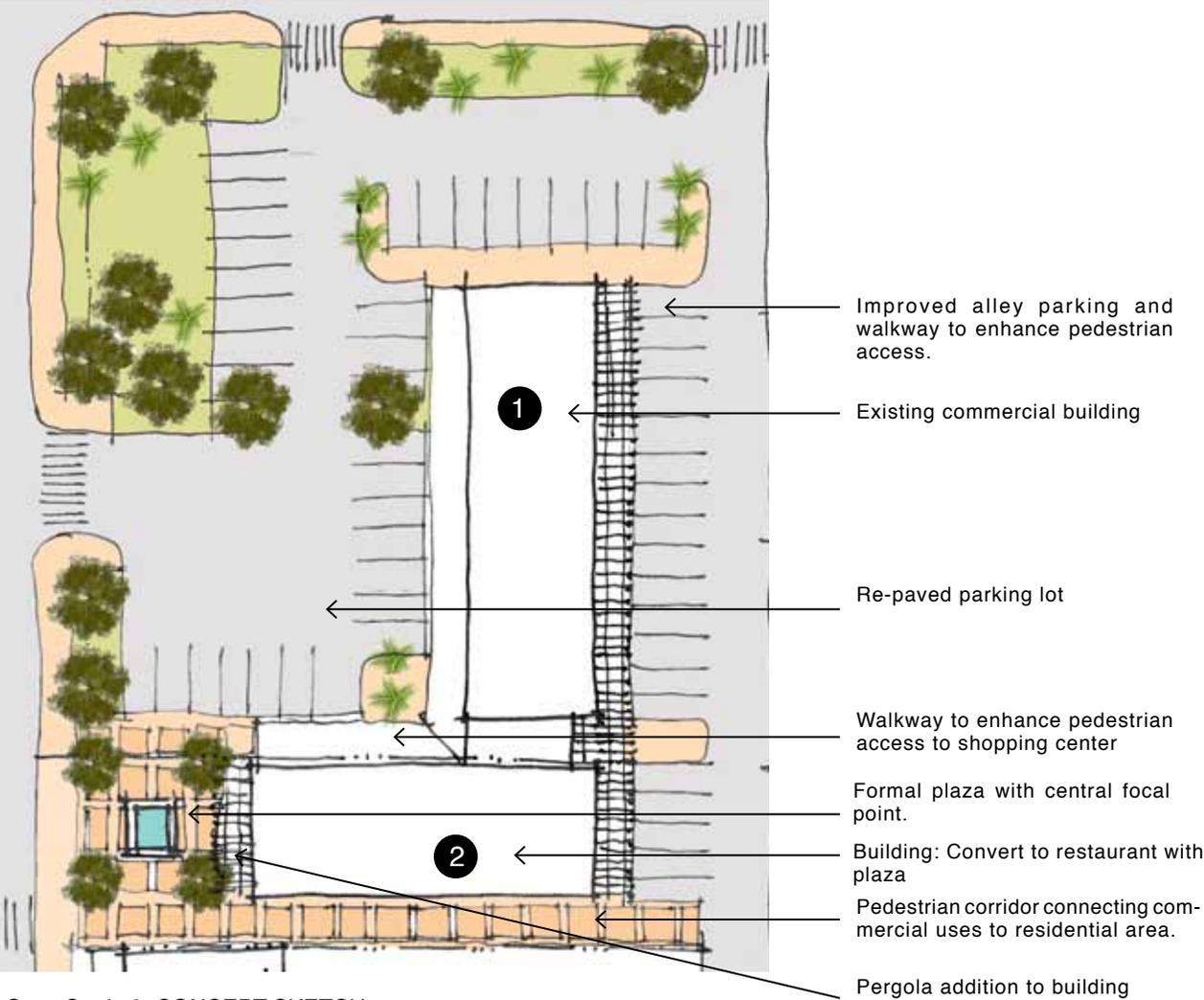
SITE ENGINEERING

- Permeable paving to assist with storm water management

LANDSCAPING

- Reduced buffer width along abutting properties

Case Study 2



Case Study 2: CONCEPT SKETCH

Site 2 Data

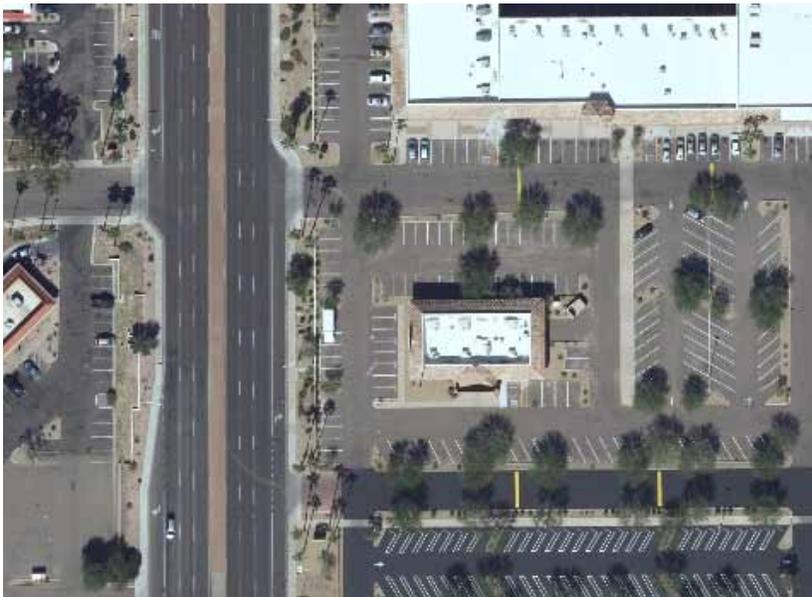
- Property Area:
1.1 acres
- Building 1:
Use: Commercial
Building Area = 7500 sq ft.
Stories: 1
- Building 2:
Use: Restaurant
Building Area = 4000 sq ft.
Stories: 1
- Parking Spaces:
On-site surface = 51 spaces

● = Existing Building

CASE STUDY 3

Case Study: Site 3 is a building within a large commercial strip. This study considers improvements that will bring the building and uses closer to the street. There are several steps that would need to be considered for this type of project.

- Identify owners to create parcel
- Obtain parking agreement
- Obtain additional lands or extended lease agreement for front addition



Case Study 3 : Aerial Image

A re-zoning would be required for this project, using the PAD process, with development standards. It may include a parking agreement with adjacent property owners, as well as a variation in the front setback.



Shopping center context



Shopping center context



Existing building

Case Study 3

CONCEPT SUMMARY

Site 3 illustrates a new addition to expand an existing restaurant located within a large shopping center. Interior building and site improvements are also provided.

This Case Study illustrates flexibility in adaptive reuse of an existing “pad” site, which is an independent parcel that is located in a larger commercial shopping center. Although it is a part of the center, it is a separately owned parcel. It has been a restaurant in the past, but has been vacant for more than a year. The proposal would construct an addition to the front of the building, to expand the indoor dining area, and to create some outdoor seating as well. To do so, parking and a drive lane in front of the building are to be removed, resulting in a reduction of parking from what exists. The intent is to create a building that has a stronger pedestrian orientation and helps to define a “street wall” along the street.

Scope of the work

The project includes:

- Renovating the existing building, with some exterior improvements
- Constructing a new addition in front (within 5 feet of the property line)
- Constructing a plaza for outdoor seating in the front setback
- Improving existing parking lot in with landscaping

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is less than the maximum permitted
- Permit restaurant addition to be constructed in front setback

PARKING

- Permitting a reduction in parking numbers
- Assisting with obtaining a shared parking agreement with abutting property owners

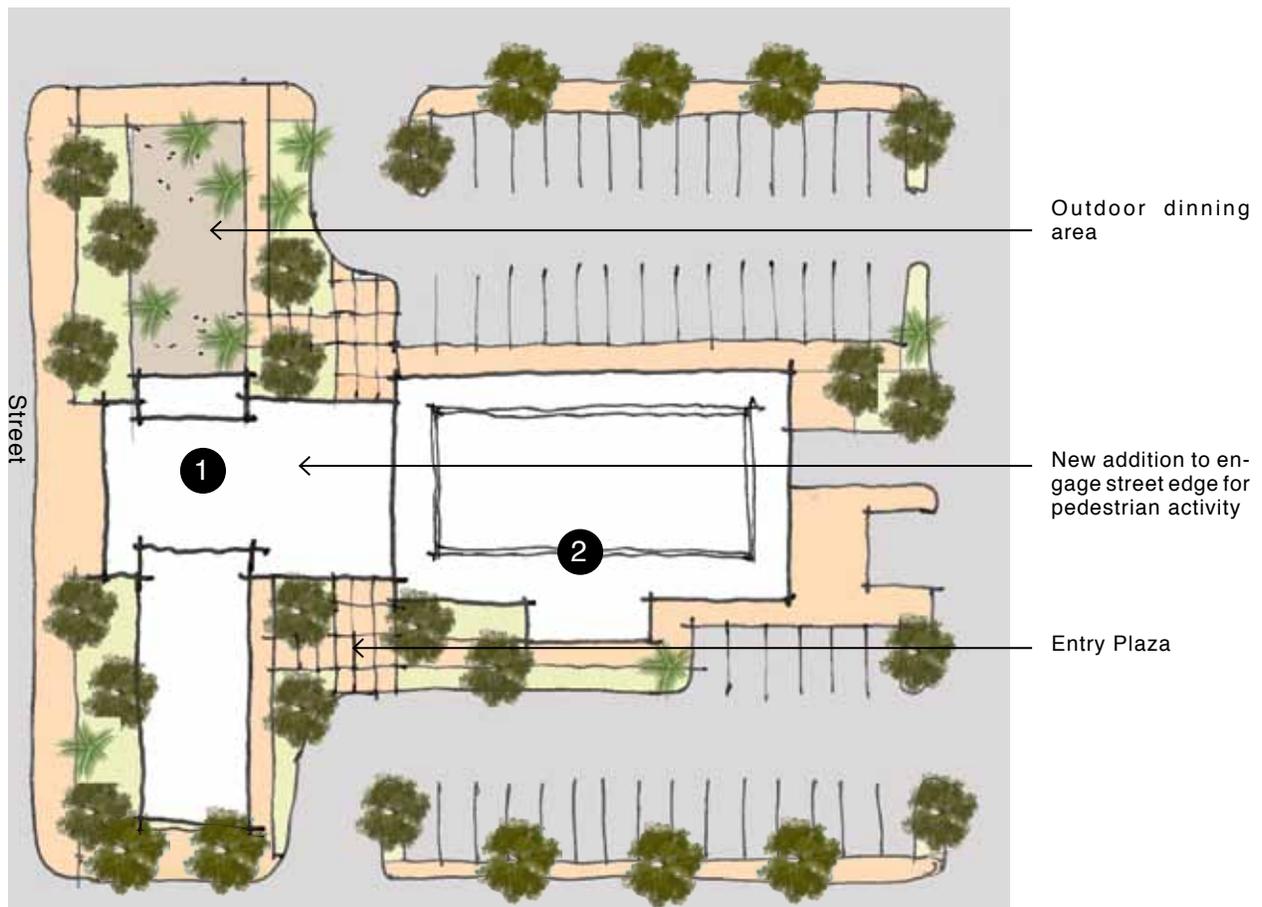
SITE ENGINEERING

- No changes

LANDSCAPING

- One planter island per 15 spaces, rather than per 12 spaces as required
- Reduced buffer width along abutting properties

Case Study 3



Case Study 3: CONCEPT SKETCH

Site 3 Data

Property Area:
1.3 acres

Building 1:
Use: Restaurant
Building Area = 5660 sq ft.
Stories: 1

Building 2:
Use: Restaurant
Building Area = 6316 sq ft.
Stories: 1

Parking Spaces:
On-site surface = 50 spaces

CASE STUDY 4, Small Lot

This Case Study illustrates flexibility in adaptive reuse of an existing one-story building. It is a conventional “auto-oriented” commercial office building that is set back from the street front, but within the 50 foot setback that would be required for new construction. The proposal is to convert the building to a restaurant and to construct an outdoor seating area in the front setback. This requires reducing the number of parking spaces that exist on site.

A set of variations on this project scope is shown. Some illustrate different types of outdoor seating areas. One would use fabric shade structures; another would use a roofed, open-air structure. Other variations add a new wing to one side of the building, also encroaching into the front setback.

The anticipated benefit of the project is that a more active street edge will result.

CONCEPT SUMMARY

This site shows a series of improvements that could occur to an existing building.

Building 4.1: Outdoor dining with covered porch

Building 4.2: Outdoor dining with fabric awnings

Building 4.3: Outdoor dining with covered porch and side addition

Building 4.4: Outdoor dining with fabric awnings and side addition

Existing Conditions



Building 4.0: Existing Building that already encroaches into the 50' setback from ROW is shown. Drive aisle dominates the front of the site.

Option A

Scope of the work

The project includes:

- Renovating the existing building, with some exterior improvements
- Constructing a plaza for outdoor seating in the front setback
- Improving the existing parking lot in front with landscaping, but reducing the number of spaces provided

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is less than the maximum permitted

PARKING

- Meets the requirements for number of spaces
- Permit spaces in first 20 feet of front setback, with no screen wall

SITE ENGINEERING

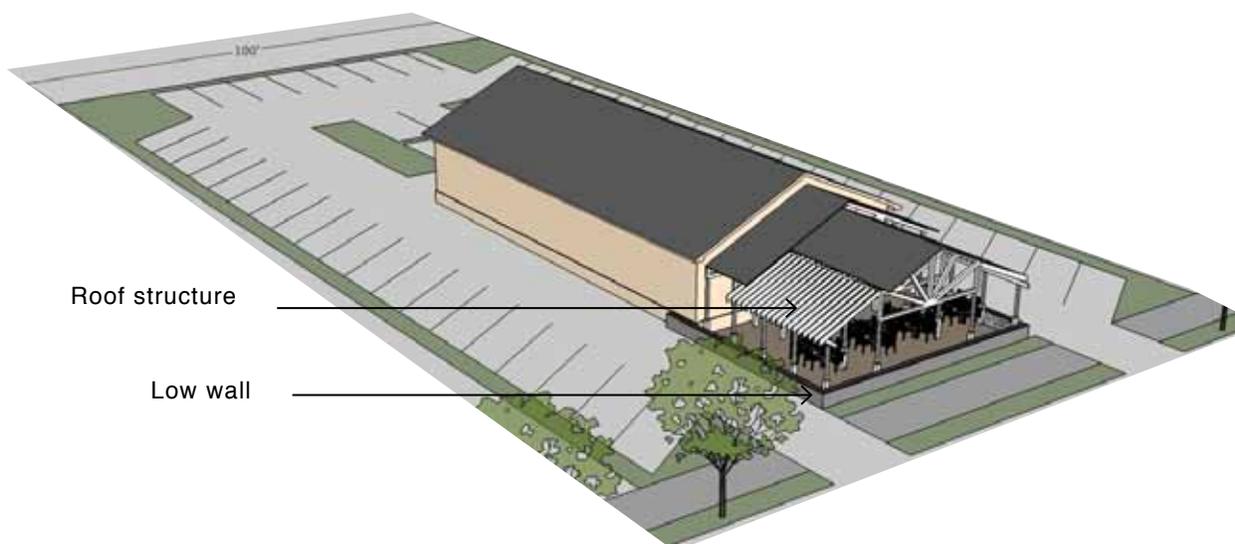
- No changes

LANDSCAPING

- Reduced buffer width along abutting properties

Discussion:

The flexibility illustrated in this scenario for many issues is within the range of exceptions that staff can make administratively. The roof structure to be constructed in the front setback would require a re-zoning under current regulations.



Building 4.A: Outdoor dining with covered porch

Option B

Scope of the work

The project includes:

- Renovating the existing building, with some exterior improvements
- Constructing a new side addition that encroaches into the front setback
- Constructing a plaza for outdoor seating in the front setback
- Improving the existing parking lot in front with landscaping, but reducing the number of spaces provided

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is less than the maximum permitted
- Permit restaurant addition to be constructed in front setback

PARKING

- Permitting a reduction in parking numbers (20% reduction)
- Permit spaces in first 20 feet of front setback, with no screen wall

SITE ENGINEERING

- No changes

LANDSCAPING

- Reduced buffer width along abutting properties

Discussion:

The flexibility illustrated in this scenario for many issues is within the range of exceptions that staff can make administratively. The roof structure to be constructed in the front setback would require a re-zoning under current regulations.



Building 4.B Outdoor dining with fabric awnings

Option C

Scope of the work

The project includes:

- Renovating the existing building, with some exterior improvements
- Constructing a new side addition that encroaches into the front setback
- Constructing a plaza for outdoor seating in the front setback
- Improving the existing parking lot in front with landscaping, but reducing the number of spaces provided

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is less than the maximum permitted
- Permit restaurant addition to be constructed in front setback

PARKING

- Meets required number of spaces
- Permit spaces in first 20 feet of front setback, with no screen wall

SITE ENGINEERING

- No changes

LANDSCAPING

- Reduced buffer width along abutting properties

Discussion:

The flexibility illustrated in this scenario for many issues is within the range of exceptions that staff can make administratively. The roof structure to be constructed in the front setback would require a re-zoning under current regulations.



Building 4.C: Outdoor dining with covered porch and new side addition. The lot width has been increased for this study.

Option D

Scope of the work

The project includes:

- Renovating the existing building, with some exterior improvements
- Constructing a new side addition that encroaches into the front setback
- Constructing a plaza for outdoor seating in the front setback
- Improving the existing parking lot in front with landscaping, but reducing the number of spaces provided

Flexibility provided in:

LOT COVERAGE AND SETBACKS

- Lot coverage is less than the maximum permitted
- Permit restaurant addition to be constructed in front setback
- Permit outdoor plaza to be constructed in the front setback

PARKING

- Meets required number of spaces
- Permit spaces in first 20 feet of front setback, with no screen wall

SITE ENGINEERING

- No changes

LANDSCAPING

- Reduced buffer width along abutting properties

Discussion:

The flexibility illustrated in this scenario for many issues is within the range of exceptions that staff can make administratively. The roof structure to be constructed in the front setback would require a re-zoning under current regulations.



Building 4.D: Outdoor dining with fabric awnings and new side addition. The lot width has been increased for this study.