

## PLANNING AND ZONING BOARD REPORT

**PZB Project Number 21-01400033:** A Major Site Plan amendment to provide additional paving, landscaping and drainage to support a boat and recreational vehicle storage facility on the property located at 1778 7th Avenue North within the Industrial Park of Commerce (IPOC) zoning district.

**Meeting Date:** April 6, 2022

**Property Owner:** Walter Czerniawski of Great Stone Industrial Properties, LLC

**Applicant:** Walter Czerniawski of Great Stone Industrial Properties, LLC

**Project Manager:** Shayne Broadnix/Bradley Miller of Urban Design Studio

**Address:** 1778 7<sup>th</sup> Avenue North

**PCNs:** 38434421020150010

**Size:** 2.6 acres

**General Location:** North of 7<sup>th</sup> Avenue North, west of I-95 and south of 10<sup>th</sup> Avenue

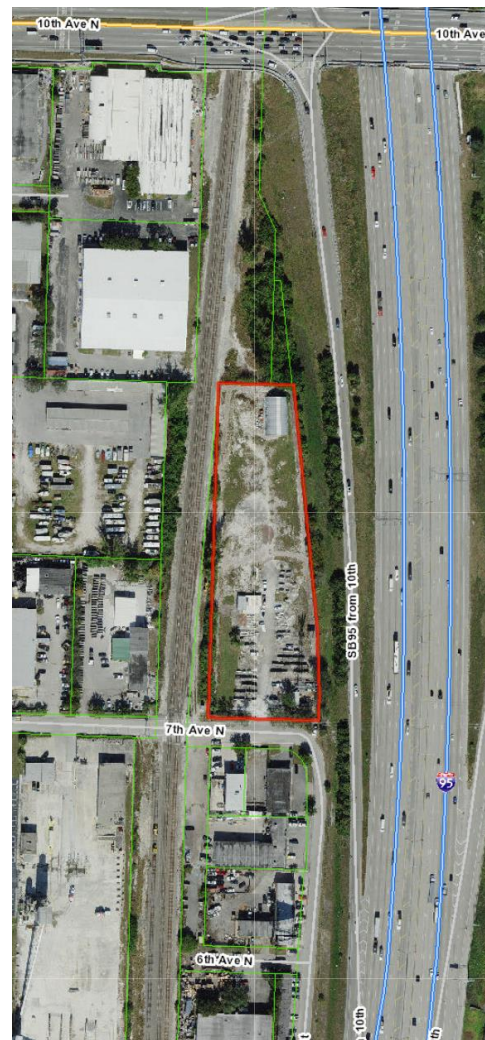
**Existing Land Use:** Industrial/Outdoor Storage

**Proposed Use:** Boat and Recreational Vehicle (RV) Storage

**Current Future Land Use Designation:** Industrial (I)

**Zoning District:** Industrial Park of Commerce (I-POC)

Location Map



## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Major Site Plan is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 5 and 6 of this report.

## PROJECT DESCRIPTION

The applicant, Great Stone Industrial Properties, LLC, seeks approval for the Drydock Boat & RV Storage at 1778 7th Avenue North to provide additional paving, landscaping, and drainage to support an outdoor storage facility to store boats and recreational vehicles on site.

## COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application.

## BACKGROUND

**Construction:** The property consists of 2.6 acres and has an existing 410 square foot office building and 3,156 square foot Quonset hut for storage, both constructed in 1980. At the southeast corner of the property there is a 5,157 square foot fenced parcel which contains a cell tower and private driveway to 7th Avenue North.

**Use:** The applicant purchased the property in 2005 and has utilized the site for the outdoor storage of marble and granite since that time. The outdoor storage use was utilized in support of the applicant's existing nearby business for many years. In 2018, a business license was issued to operate as a warehouse and general storage of marble and granite with the Use and Occupancy as Commercial/Industrial. In 2019, a business license was issued and has been continuously renewed to operate as a warehouse and general storage of marble and granite with the Use and Occupancy changed to Commercial Industrial RV and Boat Storage (outdoor storage).

**Code Compliance:** There are no active code case on the subject site.

## ANALYSIS

### Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Industrial (I). The Industrial FLU is intended to provide for the establishment and enlargement of office, manufacturing and light to moderate industrial uses that would be incompatible in other areas of the city due to increased traffic generation. The implementing zoning district is I-POC. The proposed project is seeking to expand the site's business activity approved by concurrent business licenses for warehouse and general outdoor storage. The proposal will continue to maintain the accessory office and warehouse use on site while expanding the outdoor storage use for RVs and boats. The type of outdoor storage is consistent with the intent of the zoning district.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar IV.E of the Strategic Plan states that the City shall ensure facility placement, construction and development that anticipates and embraces the future. The proposed RV Storage facility and site improvements will allow for local secure RV and boat storage for residents, especially benefitting property owners with constrained lots that do not allow for screened storage of RVs as consistent with the City's Land Development Regulations.

Based on the analysis above, the proposed Major Site Plan request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

**Consistency with the Land Development Regulations**

The Industrial Park of Commerce (I-POC) zoning district is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. The industrial park of commerce district is also intended to permit establishment of certain other uses which are compatible with industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas.

**Analysis:** As the property was previously approved for outdoor storage, the proposed RV outdoor storage facility use is a legal non-conforming principal use. The I-POC zoning district currently allows for outdoor storage as an accessory use only. The analysis for the major site plan amendment is provided in this section below and as consistent with the review criteria located in Attachment A.

The table below shows the proposed site features and its compliance with the LDRs, as applicable:

Industrial Park of Commerce (I-POC) (LDR Section 23.3-24)			
Development Standard		Base Zoning District	Proposed
Min. Lot Size in square feet (sf)		13,000 square feet	110,046 square feet
Min. Lot Width		100 feet	151.69 feet
Setbacks	Front (South)	20 feet minimum – 32 feet maximum	209.9 feet
	Rear (North)	20 ft min.	20.6 feet
	Side (West)	20 ft.	47.4 feet
	Side (East)	0 ft.	10.6 feet
Max. Impermeable Surface Coverage		65%	69,080.05 square feet (62.8%)
Max. Structure Coverage		55%	3,569.72 square feet (31%)
Parking Spaces (Accessory Office – 1 space/400 square feet) (Quonset Hut – 1 space/1,000 square feet)		5 Total Spaces = 2 spaces-office + 3 spaces for Quonset Hut	3 Proposed Spaces <sup>1</sup> (No Existing Parking Spaces)
Outdoor Storage Spaces		NA	93 storage spaces
Max. Building Height		30 ft.	NA
Floor Area Ratio (FAR) Limitations		2.2	0.4

<sup>1</sup>Existing Non-conformity proposed to be reduced

**Section 12-7, Dumpster Requirements:** The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.

**Analysis:** The proposed dumpster location was reviewed by Public Works, who determined that the dumpster was consistent with the size and screening requirements.

**Section 23.4-3, Exterior Lighting:** All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code.

**Analysis:** A photometric plan was provided depicting compliance with the exterior lighting requirements in Section 23.4-3. A recommended condition of approval has been provided requiring the proposed lighting to comply with Dark Skies lighting recommendations. The proposed fixtures shall be required to have a warm tone setting of 3000K or less. The

proposed fixtures may be substituted with similar fully shielded light fixtures at building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

**Section 23.4-10. - Off-street parking:** This section provides general provisions for off-street parking. The standards “*apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.*”

**Analysis:** The subject project is proposing to modify the existing outdoor storage use area to create 93 spaces for RV and boat storage, while maintaining the 410 square foot office building and 3,156 square foot Quonset hut. There are no existing designated parking spaces on the property. The proposed site plan depicts two standard parking spaces and one handicap space to support the office use, which would reduce the overall parking non-conformity from 5 spaces to 2 spaces.

**Signage:** Signage is required to comply with the size and design requirements in the Land Development Regulations. Any proposed signage will be reviewed at building permit for consistency with these requirements.

**Section 23.6-1. - Landscape regulations:** *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. Per Section 23.6-1(c)(2), “on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping”.*

**Analysis:** The development proposes adequate perimeter landscaping, including a landscape strip ten (10) feet in depth, and additional vegetation to screen the adjacent properties on the north, east, and south side of the subject site. Additionally, the proposed landscaping adequately screens the site from the right-of-way. The proposed landscape plan is consistent with City landscape code requirements.

#### **Section 23.2-31 - Site Design Qualitative Standards (Attachment A)**

Site Design Qualitative Standards are intended to “promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards.” These qualitative standards are applicable to site plan applications as well as all conditional uses. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	Industrial (I)	Industrial Park of Commerce (I-POC)	Vacant
South	Industrial (I)	Industrial Park of Commerce (I-POC)	Magic Bubbles
East	NA	NA	I-95
West	Industrial (I)	Industrial Park of Commerce (I-POC)	FDOT

The proposed site improvements will not negatively affect the existing surrounding properties and uses. Additional landscape screening as proposed on the landscape plan will enhance screening of the existing outdoor storage use. The proposed changes are harmonious and compatible with the existing industrial area.

## CONCLUSION AND CONDITIONS

The Industrial Park of Commerce (I-POC) zoning district is intended to provide for the establishment and enlargement of office, manufacturing and light industrial uses without restriction on traffic generating characteristics. The industrial park of commerce district is also intended to permit establishment of certain other uses which are compatible with industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas. The proposed project is seeking to expand the site's business activity approved by concurrent business licenses for warehouse and general outdoor storage. The proposal will continue to maintain the accessory office and warehouse use on site while expanding the outdoor storage use for RVs and boats. The type of outdoor storage is consistent with the intent of the zoning district. Further, the proposed RV storage facility/yard, site improvements, landscaping, and lighting will be compatible with the neighboring uses. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

### Planning & Zoning

1. Signage shall be reviewed a building permit for consistency with the requirements Land Development Regulations. Signage shall be installed in the general area depicted in the architectural renderings and elevations.
2. All lighting fixtures shall be fully shielded and have a warm LED light tone of 3000K or less.
3. Outdoor storage shall be limited to recreational vehicles and boats.
4. Palm Beach Traffic Performance Standards (TPS) letter shall be required prior to the issuance of the building permit for 93 recreations vehicle spaces.

### Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual. [Condition of Approval]
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works. [Condition of Approval]
3. Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. [Condition of Approval]
4. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
5. Prior to the issuance of a building permit, provide a signage and striping plan that illustrates the striping pattern necessary for vehicles entering and exiting the property.
6. Prior to the issuance of a building permit, the Applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact number is 561-533-7344.
7. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
8. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices
9. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.
10. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
11. Prior to the issuance of a Certificate of Occupancy, the applicant shall restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.

#### Utilities (Water, Sewer & Stormwater)

1. Prior to Site Plan acceptance the Preliminary Engineering Plans shall be amended as follows:
  - a. The site plan shall be amended to provide a queue distance to the front driveway access gate that is as long as this sites longest parking space. This will eliminate blocking traffic on 7th Ave N.
  - b. The survey did not show a backflow device on the water service serving the site. Records show there is an active water account. Please add and RPZ to the water service downstream of the meter.
  - c. Revised Comment: Note and leader to install new back flow device was added to the preliminary engineering plan. However, the backflow device location must be moved out of the public right of way to within the property lines and downstream of the meter box.
2. At building permit submittal and prior to the issuance of a building permit, the following shall be provided in the permit application:
  - a. Provide a section detail at each property line from back to of building/curb to property line.
  - b. Please ensure that these open spaces are meeting the City's policy of containing the 3 year – 1-hour storm event or applicable storm event.
  - c. At time of engineering submittal provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
  - d. Add all structure and conflict information on the plans.
  - e. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
  - f. Show irrigation service line/s up the meter and backflow RPZ device/s.
  - g. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
  - h. Fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.
  - i. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
  - j. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
  - k. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
  - l. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
  - m. Provide existing and proposed site grades.
  - n. Indicate vertical datum on all plan drawings with grades.
  - o. All applicable City of Lake Worth details.
3. Prior to building permit issuance, capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.
4. Prior to Certificate of Occupancy, a Bill of Sale for the public watermains must be recorded.

#### BOARD POTENTIAL MOTION:

I move to **approve with conditions** the request for the subject Conditional Use Permit and Major Site Plan based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** the request for the subject Conditional Use Permit and Major Site Plan. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

**Consequent Action:** *The Planning & Zoning Board's decision will be final decision for the Major Site Plan. The Applicant may appeal the Board's decision to the City Commission.*

#### ATTACHMENTS

- A. Qualitative Development Standards
- B. Application Package (survey, site plan, architectural plans & supporting documents)

## ATTACHMENT A – Qualitative Development Standards

Section 23.2-31(c) – Qualitative Development Standards	Analysis
<p><b>1. Harmonious and efficient organization.</b> All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.</p>	In Compliance
<p><b>2. Preservation of natural conditions.</b> The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four feet or more.</p>	Not applicable
<p><b>3. Screening and buffering.</b> Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.</p>	In compliance
<p><b>4. Enhancement of residential privacy.</b> The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.</p>	Not applicable
<p><b>5. Emergency access.</b> Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.</p>	In compliance
<p><b>6. Access to public ways.</b> All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.</p>	In compliance
<p><b>7. Pedestrian circulation.</b> There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.</p>	In compliance
<p><b>8. Design of ingress and egress drives.</b> The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.</p>	In compliance
<p><b>9. Coordination of on-site circulation with off-site circulation.</b> The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of</p>	In compliance

existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

**10. Design of on-site public right-of-way (ROW).** On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels. **Not applicable**

**11. Off-street parking, loading and vehicular circulation areas.** Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

**12. Refuse and service areas.** Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

**13. Protection of property values.** The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property. **In compliance**

**14. Transitional development.** Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development. **In compliance**

**15. Consideration of future development.** In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development. **In compliance**

<b>Section 23.2-31(d) - Qualitative Buildings, generally</b>	<b>Analysis</b>
<p><i>1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.</i></p>	<b>Not applicable</b>
<p><i>2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.</i></p>	<b>Not applicable</b>
<p><i>3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.</i></p>	<b>In compliance</b>



4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* **Not applicable**
5. *Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* **Not applicable**
6. *Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* **Not applicable**
7. *Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* **In compliance**
8. *Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* **Not applicable**
9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* **Not applicable**
10. *All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* **Not applicable**
11. *All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.* **Not applicable**
12. *Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.* **Not applicable**
13. *No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.* **In compliance**
14. *Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* **In compliance**

<b>Section 23.2-31(h) – Criteria for parking lots and vehicular use areas</b>	<b>Analysis</b>
<p>1. <i>Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.</i></p>	<b>In compliance</b>
<p>2. <i>Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.</i></p>	<b>In compliance</b>
<p>3. <i>The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.</i></p>	<b>In compliance</b>
<p>4. <i>Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.</i></p>	<b>In compliance</b>

<b>Section 23.2-31(l) – Community Appearance Criteria</b>	<b>Analysis</b>
<p>1. <i>The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.</i></p>	<b>In compliance</b>
<p>2. <i>The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.</i></p>	<b>In compliance</b>
<p>3. <i>The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.</i></p>	<b>In compliance</b>
<p>4. <i>The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.</i></p>	<b>In compliance</b>