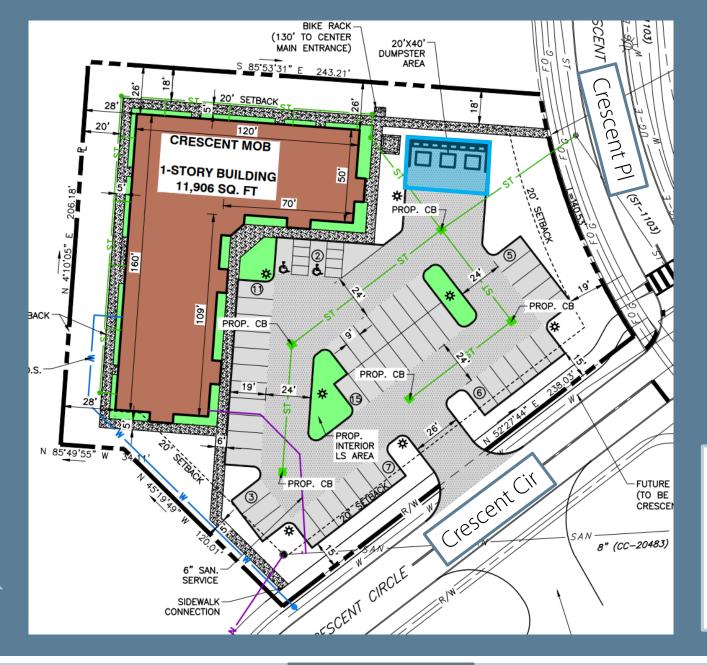


- Major Development Plan and Variance for new Medical Office Building near Tech Center Dr and Hamilton Rd
  - ~11,900 SF, one story building on 1.41-acre site
  - Primary materials are burgundy and grey brick with metal accents
    - Materials consistent with Retail development and nearby Sheetz
  - 49 total parking spaces
    - Code requires 35 spaces



<u>Legend</u>

MOB

Dumpster area



- ~1,200 SF of parking lot landscaping required
  - ~3,300 SF provided
- All tree planting requirements met
  - 12 parking lot trees
  - Additional 46 cal in per Ch 914
- Parking area screened by hedges along Crescent Cir and Crescent Pl
- Sidewalks connecting to both frontages

### Elevations



East (from Crescent Pl)

South (from Crescent Cir)





West (rear)

North (rear)





View from Crescent Cir

- Requested Variances
  - Ch 1107.01(g) City-wide Design Standards
    - The ground floor primary façade of a commercial building must be at least 25% transparent glass
    - The south façade is 18.1% glass, and the east façade is 19.4% glass
  - Ch 1109.01(a)(1) Parking, Access, and Circulation
    - Parking areas must be located to the rear of the primary building
    - The parking area is entirely to the front of the building
  - Ch 1109.02(e) Setbacks and Structure Placement
    - Dumpsters must be to the rear of the primary building
    - The dumpster is in the parking lot to the front of the building

#### Variance Criteria

- The variance is not likely to result in substantial damage to the essential character of the neighborhood
- The variance is not likely to result in damage to adjoining properties
- The variance is not likely to affect the delivery of government services
- The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
- The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
- The variance is not likely to undermine the objectives of the land use plan
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

- Staff recommends <u>approval</u> of all three Variances
  - The applicant states the 25% glass requirement is difficult to meet due to the new Energy Code requirements from 2024
  - The site has two frontages, making it difficult to locate parking to the rear of the building
    - The parking lot is adequately screened from both ROWs
    - This also makes it difficult to locate the dumpster to the rear
      - Dumpster screening requirements are exceeded

### Major Development Plan Criteria

- Development meets the applicable development standards of the Zoning Ordinance
- Development is in accord with appropriate plans for the area
- Development would not have undesirable effects on the surrounding area
- Development would be in keeping with the existing land use character and physical development potential of the area

- Staff recommends <u>approval</u> of the Major Development Plan
  - Application meets DP criteria
  - The use is consistent with Code and the surrounding area
    - There are multiple MOBs along Tech Center Dr
  - The building design matches the proposed retail development and Sheetz
  - All landscaping and setback requirements are met

