

Design Criteria

1.12.3. Decision Criteria.

1. Compliance with all applicable elements of the comprehensive plan;

The proposed fire station is sited adjacent to the existing Police Department. This segment of East Venice Avenue is a mix of non-residential and residential uses. The Fire Station is in the vicinity of mainly non-residential uses including Governmental, Institutional Professional and Commercial. Based on LU 1.2.8, Compatibility Matrix Figure LU-8, these uses are presumed compatible. To the south of the Fire Station site is a large lot residential area with very low density and with substantial building set backs from Kunze Road. The main Fire Station building and the apparatus bays are set close to East Venice Avenue to maximize separation from the residential to the south. The proposed stormwater pond is situated along the southern property line to provide additional separation from the buildings to the residential

2. General compatibility with adjacent properties and other properties in the district;

The proposed emergency services facility is sited adjacent to the existing Police Department to the east and the Church of the Nazarene to the west. This segment of East Venice Avenue is a mix of non-residential and residential uses. The Fire Station is in the vicinity of mainly non-residential uses including Governmental, Institutional Professional and Commercial. Based on LU 1.2.8, Compatibility Matrix Figure LU-8, these uses are presumed compatible. Both the Police Department building and the Church building have tall structures in the architecture. The Police Department has two prominent tower features that flank the main entry in the front of the building facing East Venice Avenue. The Church building has a high roof over the sanctuary with a cupola extending above that. It is estimated that the total height exceeds 3 stories. Across East Venice Avenue from the Church is the Manor Care facility with 3 story structures lining the road frontage. Across East Venice Avenue from the Police Department The Eye Associates building has a tall two story segment of the building fronting the road. These adjacent structures have substantial portions of the building with taller elements, where the Emergency Services Facility training tower is a very small component of the building frontage.

3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

As noted above both the Police Department building and the Church building have have tall structures in the architecture. The Police Department has two prominent tower features that flank the main entry in the front of the building facing East Venice Avenue. The Church building has a high roof over the sanctuary with a cupola extending above that. It is estimated that the total height

exceeds 3 stories. Across East Venice Avenue from the Church is the Manor Care facility with 3 story structures lining the road frontage. Across East Venice Avenue from the Police Department The Eye Associates building has a tall two story segment of the building fronting the road. These adjacent structures have substantial portions of the building with taller elements, where the Emergency Services Facility training tower is a very small component of the building facade. The training tower is approximately 6% of the building frontage. It should be noted that tall concrete power poles line the south side of East Venice Avenue in front of the proposed Emergency Services Facility.

4. Required yards and other open space;

The open space as shown on the plans meets the open space requirements required by the standards of the LDR.

5. Screening and buffering, with reference to type, dimensions and character;

The proposed project is being buffered from adjacent projects pursuant to section 4 of the LDR. The western boundary is adjacent to an institutional use which requires a type 2 buffer with a 6' fence. To the south the property abuts Kunze Road with predominantly residential single family zoning adjacent. A type 4 buffer will be installed along the entire south property line. With a 6' fence. In addition the stormwater pond was placed in the southern portion of the property to provide additional compatibility mitigation.

6. Any special requirements set out in Section 2 of this chapter for the particular use involved.

Section 2.2.3.F allows building height exceptions to 57'. This request conforms to the special requirements of that section.