

DESIGN ALTERNATIVE

Ajax Site Improvements

DECISION CRITERIA PER CH. 87, SEC. 1.11.3

The Applicant provides its responses to Chapter 87, Section 1.11.3, Design Alternative Decision Criteria in **blue bold font** below:

1.11.3. Decision Criteria

A. Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;

The proposed design alternatives are consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan.

- **Design Alternative for the Fence:**
 - **Section 3.8.3.B.5, to which the applicant is requesting this design alternative, expressly cites Comprehensive Plan Intent OS 1.6 as its basis. Intent OS 1.6 states the following: “The City will establish open space corridors to facilitate the movement of people and wildlife.”**
 - **OS 1.6 Strategy 1.6.2 notes the City’s role in identifying opportunities to establish open space corridors and facilitate connectivity of same.**
 - **The City has not identified any open space corridors in the proximity of the Property or made the applicant aware of same. Nevertheless, even if any open space corridors existed proximate to the Property, the proposed fencing would not obstruct or impede open space corridor connectivity in the overall Property or neighborhood as there is an abundance of open spaces in the proximity.**
 - **Therefore, the design alternative to allow for the continuous fencing will uphold the intent of the Comprehensive Plan and Land Development Regulations.**
- **Design Alternative for the Outdoor Parking Lot Light Fixtures:**
 - **Section 3.9.1.D of the LDR expressly permits design alternatives to be requested for requirements within Section 3.9.3.**
 - **Intent PR 1.1 and Strategy PR 1.1.1 under the Comprehensive Plan support the requested design alternative as it enables the property owner to develop**

and design its property in a manner that it deems in the best interests of its use for purposes of safety and efficiency in operations.

2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;

The proposed design alternatives will not have a material negative impact on adjacent uses.

3. Whether the design alternative will permit superior design, efficiency, and performance;

Design Alternative for the Fence:

- **The purpose of the subject fence is to ensure safety and security on Ajax's property for the area in which it is proposed; the fence is proposed to enclose an area Ajax uses for outdoor storage of equipment and vehicles. Granting the design alternative to allow this fence to be continuous and free of wildlife breaks will permit superior design, efficiency, and performance in service of the safety and security considerations for which it is proposed.**

Design Alternative for the Outdoor Parking Lot Light Fixtures:

- **The design alternative to allow uniform height of lighting fixtures throughout the outdoor parking area will permit superior design, efficiency, and performance for the type and nature of uses on the property.**

4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and

Not applicable; the proposed design alternatives are primarily in service of safety, security, and utility.

5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

The proposed design alternatives will not result in a negative impact to the adopted level of service of public facilities.