

## **Chapter 10**

### **SITE PLAN REVIEW STANDARDS<sup>1</sup>**

#### **11-10-1. General considerations.**

- A. *Description.* This Chapter adds site development review and building material and design standards to the development criteria included in the base zoning district (Section 11-1-4). Development plans will be considered through an administrative process, which will allow review to occur in an expedient manner.
- B. *Purpose.* The purpose of development standards is to promote excellent site design in recognition that the quality of development impacts our residents and leaves a positive, lasting impression on visitors. These standards are intended to ensure that non-residential construction will be designed to create an appealing view from the street, provide a variety of architectural styles and building types, promote pedestrian access, and improve compatibility.
- C. *Compliance.* The following regulations shall apply to new construction, exterior alteration(s), and addition(s) to an existing facility for non-residential development or developments that have both residential and non-residential components (mixed-use) in all zoning districts except as noted below.
- D. *Exceptions.* The following are exempt from the requirements of this section:
  - 1. Commercial and industrial uses located in the C-3, Commercial District, LI, Light Industrial District, HI, Heavy Industrial District, or IP-1, Industrial Park District.
  - 2. Addition to an existing building if the addition is less than 20 percent of the existing building area.
  - 3. Alteration to an existing building if the alteration is less than 20 percent of any individual building elevation.

(Ord. No. 8447, § 1, 9-26-2006; Ord. No. 8564, § 1, 9-25-2007)

#### **11-10-2. Development standards.**

- A. *Site plan requirement.* Except as noted above, no development shall be lawful or permitted to proceed without final site plan approval by the Planning Division Manager. A request for site plan review shall contain the following, together with any other information reasonably necessary for the review process:
  - 1. A complete application, which shall include the name, address and telephone number of the applicant and the name, location and legal description of the project.
  - 2. Six copies of a fully dimensioned site plan, drawn to an appropriate engineering scale on paper no larger than 24-inches by 36-inches, which should include:
    - (a) A location map, a north arrow, scale, and date of drawing.

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<sup>1</sup>Editor's note(s)—Ord. No. 8413, § 1, adopted May 23, 2006, created Ch. 10 of Title 11. Susequently § 1 of Ord. No. 8447, adopted Sept. 26, 2006, amended and restated Ch. 10 of title 11 in its entirety as herein set out.

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- (b) The location and size of existing and proposed buildings and structures, including outside display areas, if permitted.
  - (c) Elevation drawings of all buildings and structures with dimensions and proposed building materials.
  - (d) Streets, easements, driveways and curb cuts, existing and proposed on the site and those within 200 feet.
  - (e) The location and size of existing utilities within or adjacent to the project site.
  - (f) All off-street parking, with related driveways, loading spaces and walkways indicating the size, angle of stalls, and width of aisles, and a schedule of the number of parking spaces provided and the number required.
  - (g) Solid waste collection plan indicating the location of dumpsters and screening.
  - (h) Size and location of all proposed signage.
  - (i) Location, height, and materials of any fence, retaining wall, or other type of screening.
  - (j) Exterior lighting plan for the building and parking lot (may be by notation only).
  - (k) A detailed landscaping plan in accordance with Title XI, Chapter 9 Landscaping Regulations.
  - (l) Sufficient information to show how the physical improvements associated with the proposed development interrelate with existing or proposed development on record for adjacent properties.
  - (m) Provision for the adequate disposition of stormwater in accordance with the location, size, and type of ditches, gutters, and catch basins.
  - (n) Other information deemed necessary by City of Midland staff due to the particular location and condition of the particular site.

**B. *Building construction standards.***

**1. *Building Elements.***

- (a) To avoid blank walls, wall planes shall have an offset or enhancement at a spacing of no greater than 50 feet, including awnings, canopies, alcoves, recessed entries, ornamental cornices, pillar posts, paint, reveals, or other similar elements.
  - (b) Any separate buildings or detached accessory structures over 200 square feet in area shall be designed as an integral part of the primary building by use of complementary and/or consistent details such as colors, building materials, architectural elements and signage.
  - (c) A detached accessory structure under 200 square feet in area shall adhere to subparagraph (b) or meet all of the following requirements:
    - i. The maximum height shall be nine feet;
    - ii. No signage or label shall be allowed; and
    - iii. The structure must be screened from the public right-of-way by a solid fence with a minimum height of six feet; details on the proposed screening fence shall be submitted for the review and approval of the Planning Division Manager.
- 2. *Exterior materials and color.*** The use of metal arch buildings (Quonset hut or similar style) is hereby prohibited. All other buildings constructed of pre-engineered metal (R-Panel or similar style), non-decorative exposed concrete block, or wood-siding shall comply with the following:

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- (a) In the AE through MF-2 Districts, O-1,0-2, NS, LR-1, LR-2, and C-1 Districts, and in the IP-2 and IP-3 Districts located at the Midland International Airport;
    - i. At least 75 percent of the primary and secondary elevations, excluding doors and windows, of all buildings to which these standards apply shall be finished in one or more of the materials listed in subparagraph c;
    - ii. The elevation opposite the primary elevation shall be exempt from the building material restrictions, except when said elevation is adjacent to a public street.
  - (b) In the LR-3, C-2, and BP Districts, and in the IP-2 and IP-3 Districts, except those located at the Midland International Airport:
    - i. At least 75 percent of the primary elevation and at least 30 percent of the secondary elevations, excluding doors and windows, of all buildings to which these standards apply shall be finished in one or more of the materials listed in subparagraph c;
    - ii. The elevation opposite the primary elevation shall be exempt from the building materials restrictions, except when said elevation is adjacent to a public street.
  - (c) Allowed materials:
    - i. Architectural metal panels (i.e. metal composite materials and composite metal cladding);
    - ii. Brick, natural stone, cast stone, rock, marble, granite, glass block or glass curtain walls, tile;
    - iii. Stucco or plaster;
    - iv. Synthetic stucco, i.e. Exterior Insulation Finish System (EIFS) or equivalent product;
    - v. Cellulose fiber-reinforced cement building board products, i.e. Hardi-Board or equivalent product; or
    - vi. Split-face concrete block, integrally-colored concrete block, poured-in-place concrete, and pre-cast concrete. Concrete products shall have an integral color or a color coating or be textured;
    - vii. The use of metal for roofing.
  - (d) Use of color: The use of a single color and use of dark or neon colors, except for accent, should be avoided.
  - (e) Compatibility: The site shall be developed in a manner that will not interfere with the property rights of others nor diminish the enjoyment of property in the general neighborhood. Building materials, colors, and design details should be compatible with the character and scale of an area or should contribute to the establishment of a positive character and scale for the area.

C. *Site planning and design.*

1. *Pedestrian scale:*

- (a) Open space should be concentrated at areas of significant activity, rather than dispersed into small areas of low impact or on the periphery of the site.
- (b) Special lighting, distinctive paving materials, landscaping benches and other street furniture should be used to enhance the pedestrian scale.

2. *Screening and buffering:*

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- (a) When a commercial structure is adjacent to property that is either zoned for or developed with residential uses, compatibility must be enhanced through the use of additional setbacks and/or buffering. A buffer may consist of solid fencing, landscaping, or berms.
  - (b) A screening fence shall have a minimum height of six feet and shall consist of either brick, masonry, wood, or a combination thereof.
  - (c) Exterior trash enclosures, storage areas, service yards, and mechanical equipment, both rooftop and ground, must be completely screened using the same materials, color and/or style as the primary building. The use of wooden or vinyl fences or chain link fences with slats for rooftop equipment screening is prohibited.
  - (d) Multi-story buildings must be stepped back to preserve the scale of the adjacent low rise structures.
  - (e) All buildings should be oriented so that utilitarian areas, such as loading docks and service bays, are located away from highly visible portions of the site or are appropriately screened.

D. *Parking Lots and Access.*

- 1. The site plan shall be designed to provide safe separation of pedestrian and vehicular traffic.
- 2. Adequate access and circulation shall be prohibited for public safety equipment and personnel (fire, police, etc.) and service vehicles and personnel (sanitation, postal delivery, etc.).
- 3. Drive-thru access shall be located and designed with adequate stacking space to avoid conflicts between pedestrians, parked vehicles, and circulating traffic.

E. *Access to public streets.*

- 1. All streets, driveways, parking areas, walkways and other public and private ways shall be designed to function properly without interfering with the orderly and safe operation of the public street system.
- 2. Whenever possible, access to parking and loading areas will be provided from arterial or collector streets.
- 3. Each proposed driveway connection to a street shall be referenced by centerline-to-centerline dimensions to all existing streets and to all alleys and driveways within the block which intersect the same street within 200 feet.
- 4. Joint vehicle access to multiple parcels shall be used to the greatest extent reasonable. Where staff or the Commission determines that a mutual access easement across multiple lots is appropriate for adequate internal and external circulation and access to public streets, an approved access easement or easements shall be established and filed for record prior to the granting of driveway access to the public street system.

F. *Outdoor lighting.*

- 1. Exterior lighting shall be for safety purposes only and shall not be used to attract attention to a business, except as otherwise permitted under the City's sign regulations.
- 2. Exterior lighting shall be aimed and shielded to prevent glare.
- 3. Lots abutting residential dwellings shall use low-level lighting and a maximum pole height of 12 feet to minimize light visibility on adjoining properties.
- 4. Lighting fixtures serving open-air parking lots shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA) in order to direct light downward.

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5. Incandescent, fluorescent, color-corrected high-pressure sodium, or metal halide lighting is recommended. The use of solar-powered lighting is encouraged where feasible. Exterior lighting installations should include timers, dimmers, sensors, or photocell controllers that turn the light off during daylight hours or hours when lighting is not needed.

G. *Particular standards for approval.*

1. *Setbacks and yards.* Setbacks and appropriate yards shall conform to those specified in the zoning code for the applicable district.
2. *Utilities.* Utilities should be placed underground, except where overhead utilities are the prevalent condition of the area.
3. *Site water runoff control.* Control of stormwater and irrigation water runoff shall be an objective of site landscaping plans. Site landscaping plans and associated site grading shall be designed to avoid the release of irrigation water into streets and alleys.

H. *Approval procedure and appeals.*

1. Applications for administrative site plan approval shall be reviewed by City staff. Review will be conducted within 14 regular working days of a complete application submittal, or within such further time as agreed to by the applicant and staff. Failure of staff to act within 14 working days shall constitute site plan approval.
2. If the site plan is not approved as submitted, the applicant may appeal the decision to the Planning and Zoning Commission for consideration at a public hearing. The appeal process may require an application for planned district zoning.
3. Any proposed amendment to an approved site plan must be submitted as a new application for site plan approval.

(Ord. No. 8413, § 1, 5-23-2006; Ord. No. 8447, § 1, 9-26-2006; Ord. No. 8473, § 1, 12-19-2006; Ord. No. 8644, § 1, 6-10-2008; Ord. No. 8731, § 1, 6-23-2009)