

Article XVII – Planned Neighborhood Convenience Centers

§ 21-1701 Authorization and Conditions. 21-144

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§ 21-1701 Authorization and Conditions.

A planned neighborhood convenience center may be permitted in any district where designated as a use permitted by right, condition, or special exception. All of the following criteria, standards and conditions for such use shall apply. A planned neighborhood convenience center shall be:

(a) A totally planned development on contiguous land under single ownership or control; all proposed uses shall be submitted for the total development of the site.

(b) Intended and planned to primarily serve the daily and convenient shopping and personal service needs of residences within approximately three (3) miles of the planned neighborhood convenience center.

(c) Designed so that the building coverage does not exceed thirty percent (30%) of the lot area.

(d) Accessed by vehicle only from—

(1) a collector street; and/or

(2) a local street that is at least thirty (30) feet wide.

No vehicular access to/from the planned neighborhood convenience center from/to a local street shall be more than one thousand five hundred (1,500) feet from the nearest collector street or arterial street (measured along the center line of the local street, from the intersection of the street center line and a perpendicular line passing through the center of the access entrance/exit, to the intersection of the center lines of the local street and the collector or arterial street). The uses in the planned neighborhood convenience center shall be restricted such that the average number of trips per business day to/from the planned neighborhood convenience center which utilize any given local street shall not exceed one thousand (1,000).

(e) Based on the market feasibility study submitted by the developer and prepared in accordance with professionally accepted standards for real estate economics and market research. Such study shall document the anticipated primary service area of the development, the types

and magnitudes of shopping and personal service demands of the anticipated service area, and the types and recommended floor areas of stores, shops, and offices and other activities proposed.

(f) Located on a site of not less than two (2) acres.

(g) Planned to include the following types of land use activities or similar uses thereto necessary to serve the neighborhood: grocery store, pharmacy, bakery shop, confectionery, ice cream parlor, gift shop, beauty shop, barbershop, shoe repair, small appliance repair, dry cleaner, medical and dental offices, branch bank, professional or related service offices, lunch counter, place for sale and consumption of beverages and ice cream, household goods store, local government offices, library, nursery or day-care center. The above uses shall be permitted only when performed entirely within an enclosed building and in accordance with the access, setback, sign, and other applicable provisions of this Chapter.

(h) Planned to reflect floor areas for each store, shop, office, or other proposed activity which are consistent with the market feasibility study prepared in accordance with subsection (e).

(i) Provided with parking facilities in accordance with the provisions of this Chapter.

(j) Governed by the sign regulations of this Chapter. Signs which portray the name of the planned neighborhood convenience center shall be limited to a total of two (2) signs. There shall be only one (1) identification sign for each entrance to each store, shop, office, or other establishment, such sign to be attached flat against the face of the building.

(k) Designed so that the arrangement and appearance of buildings and grounds will be functionally and visually harmonious with the character and value of the neighborhood.

(l) Surrounded by a twenty-five (25) foot buffer strip, except for—

(1) portions abutting arterial streets;

(2) portions abutting collector streets where the property on the opposite side of the collector street is not located in a residential zoning district;

(3) locations where vehicles access the planned neighborhood convenience center from abutting streets, together with associated required clear-sight areas; and

(4) locations where Council approves pedestrian access to the planned neighborhood convenience center.

Such buffer strip shall be so designed that a dense screen of planted trees, shrubs, or other plant material, or a natural area of forest, provides a substantial barrier to visibility, airborne particles, glare, and noise; plant materials used in screen planting shall be of such species and size as to produce, within three (3) years, a complete visual screen of at least six (6) feet in height.

(m) Lighted in a manner which will not emit glare and visual disturbances to the neighborhood; lighting shall be provided only in accordance with this Chapter.

(n) Designed so that there are no more than two (2) ingress or egress points on each abutting street, and so that traffic congestion in the center and in the vicinity of the center is minimized.

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