

Kingsdale Redevelopment
Preliminary Conditional Use and Variance List
January 2, 2009

Conditional Use List:

- To permit a big box retail use; and
- To permit a drive-thru use (side/rear)

Variance List:

- 1) To Article 3.05(I) to permit the retention of non-conforming structures:
 - Key Bank, U.S. Bank
 - Retail E and G

- 2) To Article 5.04(D) to permit an increase in the maximum building setback from 10 feet to:
 - Giant Eagle, 58.28 feet NW Blvd.
 - Key Bank, 40 feet from Tremont
 - Office I and Office J, 68 feet from Zollinger
 - Retail C, 125 feet from Tremont
 - Retail D, 295 feet from Tremont
 - Retail E, 295 feet from Tremont, 410 feet from NW Blvd.
 - Retail G, 215 feet from Tremont
 - Retail H, 250 feet from Tremont

- 3) To Article 5.04(D) to permit an increase in the amount of impervious coverage from 90 percent to 90.9 percent;

- 4) To Article 5.04(D) to permit an decrease in the minimum floor-to-area ratio from 0.60 to 0.344;

- 5) To Article 5.04(D) to permit a decrease in the minimum percentage of combined building frontages from 80 percent (700 feet) to 40.6 percent (355 feet) along Tremont Road, from 80 percent (328 feet) to 74.9 percent (307 feet) along Zollinger Road, and from 80 percent (673 feet) to 34.2 percent (288 feet) along Northwest Boulevard;

- 6) To Article 5.04(D) to permit an increase in the maximum block length from 400 feet to over 480 feet along Northwest Boulevard, and from 400 feet to 465 feet along Tremont Road;

- 7) To Article 5.04(D) to permit an increase in the maximum number of parking spaces for non-residential use from 975 to 1,360 spaces;

- 8) To Article 6.03(G) to permit an increase in the maximum commercial driveway width from 35 feet to 36.59 feet near the rear of Giant Eagle and from 35 feet to 48 feet near the Key Bank outbuilding;
- 9) To Article 6.07(G) to permit a reduction in the required number of street trees from 34 to 15 along Tremont Road, from 17 to 10 along Zollinger Road, and from 33 to 10 along Northwest Boulevard;
- 10) To Article 6.07(H) to eliminate the requirement for continuous foundation plantings or planter beds adjacent to public right-of-way (Giant Eagle, Key Bank, U.S. Bank, Office I, and Office J);
- 11) To Article 6.07(I) [also 7.15(A)] to eliminate the requirement to screen loading areas with opaque fences or walls compatible with the principle structure;
- 12) To Article 6.07(K) to reduce the interior parking lot landscaping requirement to less than eight percent (data not submitted);
- 13) To Article 6.07(K) to eliminate the requirement for a 10-foot landscape buffer when the perimeter of a parking lot abuts a right-of-way (Tremont Road and Zollinger Road);
- 14) To Article 6.07(K) to permit parking bays of more than 15 spaces without landscape islands;
- 15) To Article 6.08(D) to permit an increase in the light trespass value from 1.0 footcandle to 2.2 footcandles to the south and from 1.0 footcandle to 6.3 footcandles to the north;
- 16) To Article 7.05(A) to permit a development without an urban context, increased setbacks, and containing multiple freestanding structures;
- 17) To Article 7.06(A) to permit architectural treatment of buildings which contain undesirable elements such as box-like structures, blank unarticulated facades, a mix of unrelated styles, large asphalt surfaces and confusing circulation patterns;
- 18) To Article 7.06(B) to permit the construction of box-like structures and roof pitches less than 5/12;
- 19) To Article 7.07(A) to permit building entrances not along a public street; and
- 20) To Article 7.14(A) to eliminate the requirement for landscaping of building and parking setbacks along a public street (Zollinger Road).