



PLANNING DEPARTMENT CHECKLIST I-35 OVERLAY PROJECTS*

Project Name _____ **Zoning** _____

Address _____ **Proposed Use** _____

Sub-District Civic Industrial Freeway Retail/Commercial City Entry

*The checklist below represents a summary of all requirements for the I-35 Overlay District standards. Applicant is responsible for the full list of requirements located in the City of Temple Unified Development Code (UDC) Section 6.7 located on the City’s website at https://www.templetx.gov/departments/city_departments/building_permits__inspections/unified_development_code.php

I-35 Requirements

Review Process(UDC 6.7.4)

Preliminary Design/ Site Plan Review – Date Completed _____

Tree Preservation (General) (UDC 6.7.5B)

Required

Signs (UDC 6.7.5G)

A separate sign permit is required for signs. I-35 Overlay District standards relate to:

- Sign Type
- # of Sign Faces
- Height
- Setbacks
- # of signs per site
- Multi-tenant signs
- Sign Materials
- Sign Illumination

Dimensions and Use Requirements (UDC 6.7.7, 6.7.8,6.7.9,6.7.10)

- Is the use allowed in the district?
- Does the project meet dimensional requirements to include landscape buffer and setbacks?

Parking (General) (UDC 6.7.5C)

Does the project meet all parking standards related to curb and gutter, parking aisles, parking configuration, wheel stops, parking ratios, and parking location?

Screening and Wall Standards (UDC 6.7.5D)

- Are any storage connexes, shipping containers or portable buildings proposed? **(Not allowed)**
- Are garage and service bays located to the rear or side (not visible) of the building? If not, has appropriate screening been provided?
- Has any outside storage, display, sales, leasing, or operation of merchandise outside of sales area been appropriately screened from all streets, and adjacent property lines of residentially zoned property or future residential area?
- Have public utility stations been appropriately screened?
- Has appropriate screening been provided for any multi-family or residential abutting use?
- Have vehicle loading and unloading zones been appropriately screened?
- Has refuse storage and compactors been enclosed on three sides and located outside of setbacks?
- Has mechanical and utility equipment been appropriately located screened?

Landscaping UDC(UDC 6.7.5E)

Is a min. of 15% or the total site area landscaped with approved species?

I-35 Requirements

General Requirements

<input type="checkbox"/>	Have areas not covered by building or pavement been landscaped?
<input type="checkbox"/>	Does all proposed landscaping meet requirements related to location and spacing?
<input type="checkbox"/>	Has irrigation been provided?
<input type="checkbox"/>	Is landscaping drought resistant?
<input type="checkbox"/>	Has a landscape buffer been provided adjacent to the public street right-of-way?
<input type="checkbox"/>	Does the proposed buffer meet all landscaping requirements?
<input type="checkbox"/>	Have all the following been screened with landscaping: <ul style="list-style-type: none"> • Parking lot or vehicle use area; • Fuel pumps visible from direction of the flow of traffic; and • Vehicle drive through windows facing the street or traffic flow?
<input type="checkbox"/>	Is a meandering sidewalk required (Civic Sub-district or in Trails Master Plan)? If so has the sidewalk been constructed to standards?
<input type="checkbox"/>	Have landscaped parking islands been provided in accordance with standards?
<input type="checkbox"/>	Is all proposed landscaping from the approved drought tolerant list?
On Premises Lighting UDC 6.7.5H	
<input type="checkbox"/>	Have all directional control standards been met?
<input type="checkbox"/>	Have all intensity (total lumens) standards been met?
<input type="checkbox"/>	Have light trespass standards been met?
<input type="checkbox"/>	Have all sign lighting standards been met?
<input type="checkbox"/>	Have all lighting standards related to the following been met: <ul style="list-style-type: none"> • Temporary lighting • All-night lighting
<input type="checkbox"/>	Are any uses or features exempt from the standards in this section?
Utilities UDC 6.7.5I	
<input type="checkbox"/>	Have all electric, telephone, cable TV. wires and cables from the property line to the structure been placed underground?
Architectural Design UDC: 6.7.8D; 6.7.9D; 6.7.10D (does not apply to Civic Sub-District)	
Site Development UDC: 6.7.8D.1; 6.7.9D.1; 6.7.10D.1	
<input type="checkbox"/>	Does proposed development meet location and placement requirements?
<input type="checkbox"/>	Is proposed development adjacent to residential property line (non-mixed use) and if so, does it meet the minimum slope requirements?
Exterior Appearance of Buildings and Structures UDC: 6.7.8D.2; 6.7.9D.2; 6.7.10D.2	
<input type="checkbox"/>	Do all buildings meet architectural standards related to: <ul style="list-style-type: none"> • Architectural finish and detailing? • Building articulation requirements and entrance insets and offsets (projections and recesses)? • Minimum window requirements? (Freeway Retail/ Commercial and Civic Entry Sub-District s only)
<input type="checkbox"/>	Are all buildings designed and constructed in tri-partite architecture. (Freeway Retail/ Commercial and Civic Entry Sub-District s only)
Materials and Colors UDC: 6.7.8D.3; 6.7.9D.3; 6.7.10D.3	
<input type="checkbox"/>	Are all proposed structure colors earth tone in hue? (Planning Dir. may approve 10% variation).
<input type="checkbox"/>	Have building materials been limited to no more than three types?
<input type="checkbox"/>	Have architectural standards related to the following been met: <ul style="list-style-type: none"> • Material types (primary and accent) and percentages • Window glazing (no reflective glass) • Maintenance and durability of materials

I-35 Requirements

Civic Sub-District UDC 6.7.7

- Has an additional 10% of vegetation been provided in addition to general landscape requirements.
- In addition to trees already required – ornamental trees also required in landscape buffer. One min. 2" caliper ornamental tree must be planted for every 30' of frontage along public ROW.

Industrial Sub-District UDC 6.7.8

- All buildings must incorporate no less than 1 architectural element. > 50,000 sq. ft. must incorporate 2 elements; > 100,000 sq. ft. 3 elements (UDC 6.7.9 D and 6.7.10D)
- All industrial buildings with facades greater than 250' in length (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 200'
- Must select from list of approved building materials (max 100%; min 80%) and accent materials (max 20%) (UDC 6.7.8 D. 3)

Freeway Retail/ Commercial UDC 6.7.9

- All retail/commercial buildings with facades greater than 200' (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 100'.
- Windows must be a min of 40% - 80% of each building elevation.
- Parking lot islands must be located at the end of inventory aisle and span the width of aisle and have min. depth of 10'
- Parking lot islands (inventory aisles) must be filled with 5. gal. evergreen shrubs
- Where an auto sales, leasing or rental establishment is located between N. General Bruce and North 31st Street, North of Jack White Blvd. up to 2654 feet north of the northern boundary of public street ROW of Bray Street, has the applicant met specific standards related to:
 - Parking lot island location, size, and composition ,
 - Landscape buffer,
 - Location, orientation, and screening of garage and service bays?
- Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 30' centers in min. 10' landscape edge where 50% of trees are evergreen.

City- Entry Sub-District UDC 6.7.10

- All retail/commercial buildings with facades greater than 150' (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 100'.
- 50% of all driveways into the site must have enhanced paving of stone, brick, or patterned concrete for a min of 50% of the driveway throat
- Windows must be a min of 40% - 80% of each building elevation.
- An additional 10% of vegetation is required in addition to those requirements in Sec 6.7.5E
- Additional ornamental trees must be used in the landscape buffer. One min. 2" caliper ornamental tree must be planted for each 30' of frontage along public ROW measured along lot lines
- One min. 3" caliper canopy tree must be planted for every 25' of frontage along public ROW measured along lot lines.
- Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 25' centers in min. 10' landscape edge where 50% of trees are evergreen
- The principle building wall setback 18'- 24' from BOC.
- Building entrances must present strong entry presence and be inset or offset by min 4'.

I-35 Sub-District Special Requirements