

# DEVELOPMENT FACILITATIVE TEAM (DFT)

## Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@caba.aov](mailto:jppalmer@caba.aov)

DATE: 09/17/2025

### **AGENDA ITEM NO: 5**

**PR-2023-008710**

**SP-2025-00082 – SITE PLAN DFT**

**SI-2024-01652 – ALTERNATIVE LANDSCAPING PLAN**

**ADDRESS/LOCATION:** All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16 acre(s)**. **(C-17)**

**REQUEST:** New U-Haul site development

**SKETCH PLAT 6-07-23 (DFT)**

**IDO – 2023**

### **COMMENTS:**

1. **Dimensional Standards:** The site plan shows inaccurate setback requirements. The property is zoned NR-LM, and must meet dimensional standards as per IDO 5-1(E), Table 5-1-3: Front setback = 5 ft minimum, Side and Rear = 0 ft minimum. However, there are more restrictive height limitations in CPO-10 North I-25 overlay, limiting to 52 feet, as per IDO 3-4(K)(3)(b).
2. **Fence height** in the NR-LM zone are allowed up to 6 ft in the front or street side yard, and up to 10 ft elsewhere on the lot. Fencing notes on site plan reflect a restrictive requirement of being set back 5 feet from property line, but that does not apply to this zone.
3. **Lighting:** Insufficient information provided on light fixtures to show compliance with IDO 5-8(E). Provide light fixture types/detail sheets to show how the light fixtures meet required cut-off angle requirements for building mounted and pole mounted lighting. *Please see the excerpt from IDO 5-8(E) at the end of the comments, below, regarding cutoff and shielding.*
4. **Lighting:** Light pole heights are limited to 20 feet as per IDO 5-8, Table 5-8-1. There is one light pole shown as 25 ft in height, with incorrect justification note on photometric lighting plan referencing it in the Commercial district. However, the Commercial district in Lighting Table 5-8-1 does not include allowable uses in the Offices and Services subcategory of Table 4-2-1, which would include Self-Storage. See the highlighted excerpt of Table 5-8-1 below, showing which category applies to this property, accordingly.

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### 5-8(E)(3) Light Poles

Table 5-8-1 specifies the maximum height of light poles, measured from the finished grade to the top of the pole.

Table 5-8-1: Maximum Height for Light Poles	
Location, Development Type, or Type of Light	Maximum Height (ft.)
Bollard and pathway luminaires	4 ft.
Residential zone districts and HPO zones	12 ft.
Within 100 feet of Residential zone districts	16 ft.
Mixed-use development or allowable uses in the Offices and Services Sub-category of Table 4-2-1	20 ft.
Allowable uses in Table 4-2-1 in the following categories: <ul style="list-style-type: none"><li>• Civic and Institutional Uses</li><li>• Commercial Uses other than the Offices and Services Sub-category</li><li>• Industrial Uses</li></ul>	25 ft.

5. Lighting: The photometric site plan given does not show compliance with light trespass requirements at the property line, as per IDO 5-8(F)(4) Light Trespass and Table 5-8-3.
- A. Property is designated as an LZ-1 light zone, as per Table 5-8-2, section 5-8(F).
- B. The photometric lighting site plan should show the light trespass measurements at the property line at no higher than 0.1 footcandle to confirm compliance with allowable light trespass. Please note the highlighted portion of IDO 5-8(F)(4)(c), below:

*5-8(F)(4)(c) If the total illumination from outdoor light sources and interior light escaping from windows exceeds light trespass limits in Table 5-8-3 at any point along the property line, lighting must be re-aimed, removed, turned off, or dimmed until compliance is reached.*

The photometric site plan shows multiple instances of the lighting exceeding the allowable level at the property line, and the lighting plan must be adjusted to bring it into compliance.

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### 5-8(F)(4) Light Trespass

- 5-8(F)(4)(a) Unless specified elsewhere in this IDO, all outdoor luminaires shall be located or optically shielded such that the point light source is not visible from adjacent property or public right-of-way.
- 5-8(F)(4)(b) The total illumination from outdoor light sources and interior light escaping from windows shall not exceed light trespass limits in Table 5-8-3, as measured at any location along the property line in both of the following ways:
1. Horizontally at finished grade with the light meter facing upward.
  2. Vertically at 5 feet (1.5 meters) above finished grade with the light meter aiming toward the subject property.

Table 5-8-3: Light Trespass Limits by Lighting Designation					
	NDZ	Lz0	Lz1	Lz2	Lz3
Foot Candles (fc)	0.02	0.05	0.1	0.3	0.8
Lux (lx)	0.2	0.5	1.0	3.0	8
Luminance (cd/m <sup>2</sup> )	0	1	20	40	80

- 5-8(F)(4)(c) If the total illumination from outdoor light sources and interior light escaping from windows exceeds light trespass limits in Table 5-8-3 at any point along the property line, lighting must be re-aimed, removed, turned off, or dimmed until compliance is reached.

6. All signage must be submitted for separate approval and sign permit, and must meet all requirements of CPO-10 North I-25 overlay zone, and IDO 5-12 Signs and Table 5-12-3.
7. Code Enforcement has no further comments at this time.

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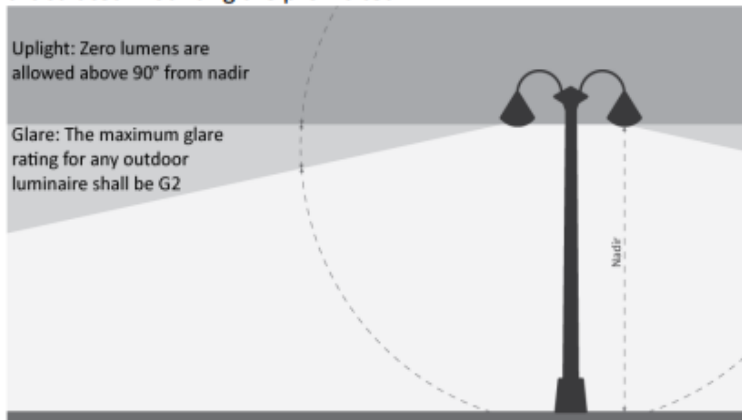
DATE: 09/17/2025

### 5-8(E) GENERAL DESIGN AND ILLUMINATION STANDARDS

All sources of light visible from the exterior of a property subject to this Section 14-16-5-8 shall meet the following standards.

#### 5-8(E)(1) Uplight Restrictions

- 5-8(E)(1)(a) Unless specified otherwise in this IDO, luminaires shall be fully shielded or have a U0 rating (i.e., a luminaire that emits zero lumens above 90 degrees from nadir). Unshielded floodlights with articulated mounting are prohibited.



- 5-8(E)(1)(b) Luminaires installed under canopies, porte cocheres, or beneath similar structures shall meet all of the following requirements.
1. Luminaires shall be mounted to aim downward and installed flush-mounted or recessed above the lowest edge of the canopy such that the lowest part of the luminaire is shielded from view beyond the property line.
  2. The vertical fascia shall not be internally illuminated.
  3. All light emitted shall be substantially confined to the posts, facades, and ground surface directly beneath the perimeter of the canopy or similar structure.