~~Chapter 3.70~~
~~DESIGN STANDARDS FOR~~
~~CORPORATE OFFICE PARK PLANNED UNIT DEVELOPMENTS~~

~~*The Planning Department is assigned responsibility*~~
~~*for administration of these design standards.*~~

~~Section 1. PURPOSE~~

~~The purpose of establishing design standards for Corporate Office Park Planned Unit Developments is to allow for the establishment of low density office parks that are designed to accommodate the administrative functions of corporations or other organizations and a limited mixture of other office uses. Corporate office parks are also notable for their relatively low densities of development and by the on-site recreational facilities and environmental amenities that they offer. The traffic impacts of corporate office parks are typically less severe than from general purpose office parks as a result of their lower density, limited mix of uses, and type of primary use.~~

~~Section 2. CALCULATION OF MAXIMUM BUILDING FLOOR AREA RATION (FAR)~~

~~The ratio of total building floor area within the Corporate Office Park Planned Unit Development to total land area within the Corporate Office Park Planned Development shall not exceed twenty-eight percent. (28%) The floor area ratio (FAR) shall be calculated by dividing the total building floor area (measured in square feet) proposed for the Corporate Office Park Planned Unit Development by the total area (measured in square feet) covered by the Corporate Office Park Planned Unit Development and multiplying by one hundred (100):~~
~~Total Building Floor Area Within Corporate Office Park Planned Unit Development x 100 Total Land Area The resulting figure is to be expressed as a percent (%) The building floor area ratio shall be shown on the pre-application, preliminary plan and final plan application. The total building "floor area" shall be determined in accordance with the definition given in Section 27.03.250 of the Lincoln Municipal Code.~~

~~Section 3. CALCULATION OF LANDSCAPED OPEN SPACE RATIO~~

~~The ratio of landscaped open space within the corporate office park planned unit development of the total land area within the corporate office park planned unit development shall be minimum of fifty percent (50%).~~
~~The landscaped open space ratio shall be calculated by dividing the total landscaped open space area (measured in square feet) proposed for the corporate office park planned unit development by the total land area (measured in square feet) included within the corporate office park planned unit development, multiplied by one hundred percent (100%):~~
~~Total Landscaped Open Space Area Within Corporate Office Park Planned Unit Development x 100% Total Land Area Within Corporate Office Park Planned Unit Development~~

~~Section 4. LANDSCAPE PLAN~~

~~The Corporate Office Park Planned Unit Development shall be landscaped in accordance with the~~
~~City's Design Standards for landscaping except as modified in this section. This landscaping shall convey a business atmosphere yet respect the natural features of the site.~~

~~4.1 General Requirements~~

~~1. During the preliminary and final plan phases of the Corporate Office Park Planned Unit Development process, the applicant shall submit a landscape plan that conforms to the requirements of this chapter and all related design standards.~~

~~2. All landscaping shall be maintained in excellent condition throughout the year, including cutting, trimming, feeding, watering, and weeding. All plantings shall be arranged and maintained so as not to obscure the vision of traffic.~~

~~3. Every effort shall be made to preserve any natural tree cover and other unique landscape characteristics that may exist on the site. The use of wooded areas or areas of natural attraction for walking or jogging paths, picnic areas or other passive activities is encouraged.~~

~~4. All landscaping should be designed in a matter that is complementary to the park's architecture and that accentuates that natural attractiveness of the site.~~

~~5. Fences and walls are generally not desirable and will only be approved in unique situations when other screening or landscaping options are inappropriate or undesirable.~~

~~6. All utilities and related appurtenances on the site shall be underground or within approved structures.~~

~~7. A variety of plant materials within the landscape plan is encouraged.~~

~~8. Plant materials shall be selected from the City's "Plant Materials List" and shall meet or exceed the listed planting size.~~

~~9. Earth berms shall be rounded and natural in character, designed to obscure parking areas, and add interest to the site. The slopes of earth berms shall not be greater than three (3) to one (1).~~

~~4.2 Streetscape Zone~~

~~The streetscape zone is defined as being that portion of the Corporate Office Park Planned Unit Development site that is a part of and adjacent to the street, including public and private rights-of-way and setbacks. The streetscape zone includes all arterial, collector, and local streets. The high degree of visibility of this zone places a great emphasis on its appearance and it is the intent of these standards to establish a consistent street edge throughout the development site. The applicant shall include a landscaping design for this zone as part of the conceptual landscape plan and the landscape plan submitted as part of the Corporate Office Park Planned Unit Development preliminary and final plan applications (Sections 27.60.035 and 27.60.055, respectively). The plan shall address, but no be limited to, such topics as:~~

~~4.2.1 Street trees~~

~~A program of street tree planting and maintenance shall be shown that is consistent with City Design Standards.~~

~~4.2.2 Interior landscaping zone~~

~~In addition to the screening requirement contained in the Parking Lot Design Standards, the landscaping plan shall show how shrubs, ground cover and grading are to be used to screen parking lots, loading areas and utility areas. Landscape screening~~

~~is required for all parking areas within the park. Fences and walls are not acceptable as screens for parking lots unless the wall is a continuation of a building wall. Parking shall be prohibited within the streetscape zone and all required yards.~~

~~4.3 Interior Landscaping Zone~~~~.~~
~~The interior landscaping zone is that area within the property line of a developable lot not otherwise included in the streetscape zone. This zone should be subject to the needs of the tenants and thus is meant to have a greater degree of flexibility than the streetscape zone. The focus of this zone is on landscaping parking areas, yards, open space areas, recreational facilities and areas, and areas around buildings and structures. The landscaping in this area shall consist of an effective combination of trees, shrubs, ground cover and other appropriate landscaping materials that add to the unity of the project. The applicant shall include a landscaping design for this zone as part of the conceptual landscape plan and the landscape plan submitted as part of the Corporate Office Park Planned Unit Development preliminary and final applications (Sections 27.60.035 and 27.60.055, respectively). The plan shall address landscaping and screening for the following:~~

~~1. Buildings and structures;~~
~~2. Parking lots and garages;~~
~~3. Outdoor storage areas, refuse collection areas, and loading areas and;~~
~~4. Sites not yet approved or built upon.~~

~~Section 5. RECREATIONAL PLAN~~
~~Developers of corporate office park planned unit developments are encouraged to provide recreational facilities for employees working within the development. Outdoor recreational facilities~~
~~provided shall comply with city standards and be approved as part of the final plan application.~~