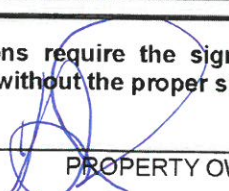




FINAL DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME:
Kessler Ridge
2. PROPERTY ADDRESS:
451 SW Longview Blvd. Lee's Summit, MO 64081
3. ZONING OF PROPERTY:
P - Mix
4. LEGAL DESCRIPTION (attach if description is metes and bounds description):
Lot 2, Minor plat of Fascination at New Longview, Lots 1 & 2, A Subdivision in Lee's Summit, Jackson County,
Missouri. Containing 6.76 Acres More or Less.
Apartment Building: 47,600 Sq. Ft.
Townhomes: 27,188 Sq. Ft.
5. Size of Building(s) (sq. ft): Lot Area: 6.76 Acres
6. APPLICANT Yarco Development PHONE 816.561.4240
CONTACT PERSON Michael T. Grube FAX _____
ADDRESS 7920 Ward Parkway CITY/STATE/ZIP Kansas City, MO 64114
E-MAIL mgrube@yarco.com
7. PROPERTY OWNER Yarco-Devco, LLC PHONE 816.561.4240
CONTACT PERSON Jonathan R. Cohn FAX _____
ADDRESS 7920 Ward Parkway CITY/STATE/ZIP Kansas City, MO 64114
E-MAIL jcohn@yarco.com
8. ENGINEER/SURVEYOR Olsson Associates PHONE 816.587.4320
CONTACT PERSON Shannon Buster FAX _____
ADDRESS 1301 Burlington, Suite 100 CITY/STATE/ZIP North Kansas City, MO 64116
E-MAIL sbuster@olssonassociates.com
9. OTHER CONTACTS Rosemann & Associates PHONE 816.472.1448
CONTACT PERSON Edward English FAX _____
ADDRESS 1526 Grand Boulevard CITY/STATE/ZIP Kansas City, MO 64108
E-MAIL eenglish@rosemann.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.


PROPERTY OWNER
Print name: Jonathan R. Cohn, Yarco-Devco, LLC; its Member


APPLICANT
Print name: Michael T. Grube, Yarco Development; its Director



FINAL DEVELOPMENT PLAN CHECKLIST

Submittal Requirements	Yes	No*
Completed application form with signatures	✓	
Ownership affidavit form	✓	
Legal description	✓	
Technical Studies, if required (2) sets of Structural Analysis Report		✓
Filing fee – \$600 (0-5 acres) \$1000 (over 5 acres)	✓	
Number of folded sets of final development plans – Initial submittal (4) full size and 1 CD/digital, resubmittal (6) full size and 1 CD/digital (including site plan, landscape plan, building elevations, civil engineering), collated, stapled (seals required for engineering plans)	✓	
Checklist for Plan Submission Requirements	✓	
Checklist for Final Development Plan	✓	
Checklist for Zoning District Regulations – Separate document		✓
Checklist for Design Standards (See Article 7) – Separate document	✓	
Checklist for Other Ordinance Requirements	✓	

* **Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 4., Sec. 4.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared	✓		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	✓		
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.	✓		
B.4. Plan Size	Plan size maximum of 11X17 inches minimum	✓		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	✓		
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 3. Final Development Plan				
UDO Article 4, Sec. 4.360.	Ordinance Requirement	Met	Not Met	N/A
C.1. Legal Description	A legal description which accurately describes the limits of the property.	✓		
C.2. Land Area	Area of land in square feet and acres.	✓		
C.3. Floodplain	Location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. Elevations shall be provided if shown on the FEMA map.			✓
C.4. Lot Area	Layout, number and approximate dimensions of lots and approximate lot areas.			✓
C.5. Streets	Name, location, width, radii, centerline, and grade of streets and alleys, both public and private;	✓		
C.6. Sidewalks	Location, width and limits of all existing and proposed sidewalks and public walkways;	✓		
C.7. Easements	Location and width of proposed easements;	✓		
C.8. Building Setback	Building setback lines from streets with dimensions.	✓		
C.9. Culverts	Location and approximate dimensions of culverts and bridges;			✓
C.10. Driveways	Location of existing and proposed driveways, curb cuts, median breaks and turn lanes;	✓		
C.11. Utilities	The location and size of all utility lines, including water, storm water, and sanitary sewers.	✓		
C.12. Sanitary Sewer	Final analysis of the capacity of the existing sanitary sewer receiving system.	✓		
C.13. Water & Sanitary Plans	Final water and sanitary sewer plans.	✓		
C.14. Water Demand	Appropriate water service demand data (including, but not limited to, planned land usage, densities of proposed development, pipe sizes, contours and fire hydrant layout) to allow for the preliminary analysis of the demand for water service if required by the City Engineer.	✓		
C.15. Storm Water	Final storm water collection, detention and erosion control plans.	✓		
C.16. Storm Water Management	Information (proposed size, nature and general location) on all proposed storm water management facilities and detention facilities. A final storm water report shall be submitted unless the stormwater report requirement was waived by the City Engineer or there are no required revisions to the preliminary storm water report. All storm water reports shall include:			
C.16.a.	Current and proposed land use assumptions,	✓		
C.16.b.	Identification of the watershed in which the project is located,	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 3. Final Development Plan				
UDO Article 4, Sec. 4.360.	Ordinance Requirement	Met	Not Met	N/A
C.16.c.	Identification of offsite drainage areas,	✓		
C.16.d.	Surrounding property information,	✓		
C.16.e.	Any other pertinent information about the site which may influence storm water runoff,	✓		
C.16.f.	Proposed storm water facilities,	✓		
C.16.g.	The downstream effects of the development	✓		
C.16.h.	Calculations for the 100%, 10%, and 1% storms. All calculations must be submitted with the report; a summary table is not acceptable.	✓		
C.16.i.	If the storm water report indicates that detention is not required, supporting calculations evaluating the downstream effects must be provided.			✓
C.16.j.	All reports shall be signed and sealed by a Professional Engineer registered in the State of Missouri.	✓		
C.17. Open Space	Location and size of proposed open space for public use proposed to be dedicated or reserved and any conditions of such dedication or reservation; parks, playgrounds, churches, or school sites or other special uses of land to be considered for public use, or to be reserved by deed or covenant for the use of all property owners in the subdivision.			✓
C.18. Parking	Location and dimensions of all parking spaces, accessible spaces, drive aisles, driveways, and curbs.	✓		
C.19. Contours	Finished grades showing 1-foot contours for the entire site (2-foot contour intervals may be allowed by the Director, depending on the site).	✓		
C.20. Right-of-Way	All proposed and existing adjacent public street rights-of-way with centerline location.	✓		
C.21. Streets	All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.	✓		
C.22. Dimensions	Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.	✓		
C.23. Setbacks	Location of all required building and parking setbacks.	✓		
C.24. Building Dimensions	Location, dimensions, number of stories and area in square feet of all proposed buildings.	✓		
C.25. Oil & Gas Wells	The location of all oil and/or gas wells within the subject property.			✓
C.26. Retaining Walls	Limits, location, size and material to be used in all proposed retaining walls.	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 3. Final Development Plan				
UDO Article 4, Sec. 4.360.	Ordinance Requirement	Met	Not Met	N/A
C.27. Driveways	Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks.	✓		
C.28. Lighting	Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.	✓		
C.29. Photometric Diagram	Photometric diagram indicating the foot candle levels throughout the site and at the property lines.	✓		
C.30. Lighting Spec Sheets	The manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.	✓		
C.31. Mechanical Screening	Location, size, and type of material to be used in all screening of ground mounted mechanical equipment.	✓		
C.32. Equipment Spec Sheets	The manufacturer's specification sheets for proposed mechanical equipment to be used.	✓		
C.33. Signs	Location, size, and type of material of all proposed monument or freestanding signs.	✓		
C.34. Adjacent Developments	The location of adjacent developments, alignment and location of existing public and private driveways and streets, medians, and public and semi-public easements.	✓		
C.35. Fire Hydrants	Locations of existing and proposed fire hydrants.	✓		
C.36. Sight Triangles	Sight triangles (See Article 7)	✓		
D.1. Building Elevations	Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.	✓		
D.2. Screening Materials	Location, size and materials to be used in all screening of rooftop mechanical equipment.	✓		
D.3. Roof Line	A dashed line indicating the roof line and rooftop mechanical equipment.	✓		
E. Floor Plan	Floor plan showing dimensions and areas of all floors within proposed buildings and structures.	✓		
F. Landscape Plan	Landscaping plans shall be submitted in accordance with Article 14.	✓		
G. Land Use Schedule	A land use schedule shall include the following:			
G.1.	Total floor area	✓		
G.2.	Number of dwelling units	✓		
G.3.	Land area	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 3. Final Development Plan				
UDO Article 4, Sec. 4.360.	Ordinance Requirement	Met	Not Met	N/A
G.4.	Number of required and proposed parking spaces	✓		
G.5.	Impervious coverage	✓		
G.6.	Floor Area Ratio (FAR)	✓		
H.	The following shall be submitted in support of the application for final development plan approval:			
H.1. Deeds	Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval, if conveyance thereof is not to be made by plat.	✓		
H.2. Covenants	A copy of all proposed covenants and restrictions applicable to the development.	✓		
H.3. POA Bylaws	A copy of the property owners association bylaws as evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency.			✓
H.4. Conditions	Evidence of satisfaction of any conditions of the preliminary development plan approval that were conditions precedent to consideration of the final development plan.	✓		
H.5. Engineering Plans	An application for engineering approval pursuant to the Design and Construction Manual. All applications for engineering approval shall be accompanied by the number of copies of the following as required by the City Engineer:			
H.5.a.	Engineering drawings with the information required in the Design and Construction Manual	✓		
H.5.b.	Plans, profiles and details for streets, curb and gutters, sidewalks, storm and sanitary sewers, and water lines	✓		
H.5.c.	A written benchmark description and elevation	✓		
H.5.d.	A storm water Master Drainage Plan that contains detailed plans for storm drainage, storm water detention, and grading plans, as specified in the Design and Construction Manual.	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
UDO Art. 14 Landscaping, Buffers & Tree Protection				
Sec. 14.020. Landscaping & buffer plans	Landscaping and buffer plans shall be submitted, and shall include information as listed in the ordinance.	✓		
Sec. 14.050. Acceptable plant material	Acceptable plant materials and sizes for landscaping, buffers and tree replacement shall meet the ordinance requirements.	✓		
Sec. 14.090.A.1. Street frontage trees	1 tree shall be planted for each 30 feet of street frontage. Such trees may be clustered or arranged within the setback if approved as part of the landscape plan. A minimum 20-foot landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.	✓		
Sec. 14.090.A.2. Front parking setback	In commercial and industrial districts, any parking or loading area visible from a street shall be separated from the street right-of way with a landscape strip at least 20 feet wide.	✓		
Sec. 14.090.A.3. Street frontage shrubs	1 shrub shall be provided for each 20 feet of street frontage, or portion thereof, with in the landscaped setback abutting such frontage. Such shrubs may be clustered or arranged within the setback.	✓		
Sec. 14.090.B.1 Open yard shrub reqt.	The minimum of 2 shrubs per 5,000 square feet of total lot area, excludes single family and duplex developments. For schools, large sports/play fields and other areas specifically open to the public for use, i.e., tennis courts, paved play areas, paved parking lots etc. may be excluded in the calculation of this requirement.	✓		
Sec. 14.090.B.2. Ground cover	Open areas not covered with other materials shall be covered with sod.	✓		
Sec. 14.090.B.3. Open yard tree reqt.	In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space. For schools, large open sports/play fields may be excluded in the calculation of total landscaped open space. The remaining open space shall be applied to the ratio for tree planting as stated herein.	✓		
Sec. 14.090.C. Trash enclosures	A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. (See Article 7 for requirements)	✓		
Sec. 14.110.A. Parking lot landscape islands	Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways. <i>Every four rows of parking shall include a landscape island of at least ten feet in width.</i>	✓	included on separate sheet (AS-100)	
Sec. 14.110.B. Landscape island placement	A landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than 9 feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 14.110.C. Island width	Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6 inch high curbs.	✓		
Sec. 14.120 Parking lot screening	Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 14.120 for requirements).	✓		
Sec. 14.170. Buffer/screen requirements	Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 14.1 Typical buffers.			✓
UDO Art. 12 Vehicle Parking				
Sec. 12.030 Number of Parking spaces	See Table 12-1 for minimum required.	✓		
Sec. 12.120.A. Head-in parking	All areas devoted to vehicle parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain access.	✓		
Sec. 12.120.B.1. Parking setback	Parking lots shall be set back a minimum 20 feet from any public right-of-way or private street edge of pavement.	✓		
Sec. 12.120.B.2. Parking setback	Parking lots shall be set back a minimum 20 feet from any residential use or district.	✓		
Sec. 12.120.B.3. Parking setback	Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access.	✓		
Sec. 12.120.C.1. Parking dimensions	9' wide x 19' deep, placed at the prescribed angle so that it lies between the curb and the aisle. 9' wide x 17' deep parking spaces shall be permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. Parallel parking spaces shall not be less than 9' wide x 23' long.	✓		
Sec. 12.120.F.1.e Curb blocks	The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb.	✓		
Sec. 12.120.E.1 Aisle width	Adequate aisle width (per Table 12-4) for maneuvering into and out of each space.	✓		
Sec. 12.120.E.4. Drive width	Minimum width (not including curb and gutter) is the same as aisle width (see Table 12-4).	✓		
Sec. 12.120.E.5 Curb cut spacing	Distance of driveways from intersections and from other driveways shall conform to the Access Management Code.	✓		
Sec. 7.280 Parking lot lighting	Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use. (See Article 7).	✓		

FINAL DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 12.120.F.1.a & b Improvement of Parking Area	Permanent surface, consisting of asphalt or concrete, per specifications.	✓		
Sec. 12.120.F.1.d & f. Curbing	CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan.	✓		
Sec. 12.080.B. Accessible Parking Space Size	Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Accessible parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface. Access aisles shall be on the same level as the vehicle pull-up space they serve.	✓		
Sec. 12.080.E. Accessible Parking Space Slope	Accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet.	✓		
Sec. 12.080.H. Accessible Parking Space Clearance	Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. In cases of a loading zone, the vertical clearance of 114 inches minimum shall be provided at passenger loading zones and along vehicle access routes to such areas from site entrances.	✓		
Sec. 12.080.C. No. of Accessible Parking Spaces	See Table 12-3	✓		
Sec. 12.080.F. Accessible Parking Space Location	Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Such spaces separated by a drive aisle shall have clearly discernable cross walks.	✓		
Sec. 12.080.J. Accessible Parking Standards	All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.	✓		
Sec. 12.080.I. Accessible Parking Sign	Every parking space required by this section shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space. The sign shall be at least 12" by 18" in area and meet the requirements set forth in the Manual on Uniform Traffic Control Devices, as referenced in Section 29-381 of the Lee's Summit General Code of Ordinances.	✓		
UDO Art. 13 Signs				

FINAL DEVELOPMENT PLAN CHECKLIST

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 13.020.B Signs	All signs must comply with the sign requirements as outlined in the sign section of the ordinance	✓		
UDO Art. 6. Div. I - Airport Overlay				
Sec. 6.030. Airport Zones	No structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this District to a height in excess of the applicable height limit herein established for such zone. See Article 6			✓
Sec. 6.040 Use Restrictions	No use may be made of land or water within any zone established by this Article in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.			✓
	For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.			✓
UDO Art. 6. Div. II - Flood Hazard and Zoning				
Misc.	Floodplain boundaries shall be shown, along with base flood elevations.			✓
Misc.	Any lots which contain floodplain shall have a note establishing the minimum floor elevation and/or minimum low opening for structures.			✓
UDO Art. 6. Div. III - Historic Preservation				
Misc.	Is the property in a local historic district?			✓
Misc.	Is the property or structure listed in the National Register of Historic Places?			✓
UDO Article 16. Platting				
Sec. 16.010.G	Any division of land or unplatted piece of property requires platting prior to the issuance of building permits			✓

Table 2. Commercial Design Standards				
UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.130.B.1. Four-sided architecture	4-sided architecture required – horizontal and vertical elements, with similar materials on all building facades	✓		
Sec. 7.130.B.3. Building height	Maximum building height = 50 feet to façade cornice line. Roof peaks may extend 10 feet above cornice line.	✓		
Sec. 7.130.B.6. Delivery door colors	Service and delivery doors visible to the public shall have color similar to adjoining wall.	✓		
Sec. 7.130.B.7. Individuality of business	Varied parapet wall heights and shapes; varied roof lines; variations in building orientation; undulation insets and projections of the front façade; expression of vertical structure; and expressions of reveals or breaks between businesses.	✓		
Sec. 7.130.B.8.b. Mechanical unit screening	Rooftop mechanical equipment - totally screened from view by parapet walls the height of mechanical units. Ground mounted units - screened by landscaping or masonry wall to the height of the units (see 7.220.F.)	✓		
Sec. 7.130.B.8.c. Pedestrian walkways	Internal pedestrian walkways shall connect buildings to parking areas and to walkways of existing and future adjoining businesses.	✓		
Sec. 7.140.B.2. Impervious Coverage	Maximum impervious coverage = 80% of the development site.	✓		
Sec. 7.150. Public gathering places	Minimum open space for public gathering = 5% of the development site. Open space remaining after the maximum impervious coverage is reached may be counted; must be directly accessible on foot from building entrance.	✓		
Sec. 7.160.A. Entrance facing street or open space	Building entrances and entrances to business services should face onto a street or landscaped open space.	✓		
Sec. 7.160.B. Windows along street side	Office and commercial buildings should have windows along the street facing façade.			✓
Sec. 7.170.A. Parking setback	Parking setback = 20 feet from public streets and from adjoining residential property.	✓		
Sec. 7.170.B. Circular drive setbacks	Minimum setback = 20 feet from public streets for circular drive drop-offs			✓
Sec. 7.190.A.1. Setback from Residential	Setback of office/commercial buildings from residentially zoned property = 50 feet			✓
Sec. 7.190.B.1. Buffer screen standards	See Article 14, Tables 14.1 and 14.2.	✓		
Sec. 7.190.B.2. Live planted screen	A live planted screen or combination berm and living screen may be substituted for the fence/wall or combination, if approved by City Council.	✓		
Sec. 7.200. Landscape strip	Minimum landscaping strip = 5 feet between sidewalk and curb. Sidewalks shall be placed 1 foot from the property line. Meandering sidewalks may be used if easements are provided where sidewalks encroach onto private property.	✓		

Table 2. Commercial Design Standards				
UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.210.A. Approved materials	The following building materials shall be used for office and commercial/retail buildings: 1. Masonry – brick, stone, CMU with split-face or other rough texture finish. 2. Concrete – precast, cast in place, or tilt up panels with rough texture. 3. Stucco – including EIFS and Dryvit, excluding pre-manufactured panels. 4. Structural clay tile – excluding glazed surface finish. 5. Glass – glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light. 6. Metal – used only in an incidental role, i.e., trim, architectural features, standing seam metal roofing. 7. Roofing materials – as approved per development plan.			✓
Sec. 7.210.E. Conditional materials	Conditional materials - Only as approved by City Council: 1. Wood – only when used to provide compatibility to surrounding buildings or residential districts. 2. Vinyl – only when used to provide compatibility. 3. New materials not listed as approved, prohibited or conditional.			✓
Sec. 7.210.F. Temporary materials	Materials for temporary use may be allowed for a specific period of time if approved by City Council with the preliminary development plan.			✓
Sec. 7.210.G. Prohibited materials	Exterior building materials not listed are prohibited. New materials may be considered as “conditional materials.”			✓
Sec. 7.220.A.1. Horizontal breaks	Horizontal breaks required on all sides of buildings – may include bands of accent color, brick course variances in color or placement, i.e., soldier course bricks for bands of different texture, windows, cornices, wall protrusions, horizontal belt courses, etc.	✓		
Sec. 7.220.A.2. Vertical breaks	Vertical breaks required on all sides of buildings.	✓		
Sec. 7.220.C.1. Pitched roofs	Pitched roofs are required to the extent feasible. If not feasible, a pitched roof architectural feature is required as a detail element. Buildings adjacent to residential districts shall use pitched roofs for the entire structure.	✓		
Sec. 7.220.C.2. Flat roofs	Buildings using flat roofs with a pitch of 2-inches vertical to 12-inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief.	✓		
Sec. 7.220.C.3. Roof penetrations	All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with a roof to disguise their presence. Roof penetrations shall be shown on preliminary and final plans.	✓		
Sec. 7.220.D. Color	Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be shown on preliminary and final development plans.	✓		
Sec. 7.220.E. Roof mounted equipment	Roof-mounted equipment shall be screened entirely from view with screens equal to the height of the Roof-Top-Units RTU(s). (Sec. 7.130.B.8. requires parapets for screening.)	✓		

Table 2. Commercial Design Standards				
UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.220.F. Ground mounted equipment	Ground mounted equipment shall be totally screened from view by landscaping or masonry wall to the height of the units.	✓		
Sec. 7.220.G. Trash enclosures	Trash enclosures are required to screen all exterior trash storage containers so they are not visible from off the property. Enclosures shall have masonry walls with a steel gate painted to be compatible with the enclosure or the building.	✓		
Sec. 7.260.A. Lighting Source	Metal halide or LEDs shall be used for all outdoor lighting.	✓		
Sec. 7.260.B. Light Fixtures	All outdoor light fixtures shall use full cut-off lenses to prevent glare and light spill. All lights shall be International Dark-Sky Association (IDA) approved fixtures.	✓		
Sec. 7.260.C. Prohibited Lights	Prohibited lights: 1. Aerial or search lights; 2. Laser source lights; 3. Pulse, blinking, tracing or flashing lights; 4. Outline lights; 5. Mercury vapor lights; 6. Fluorescent, except when used as accent lighting or in shielded wall packs or wall sconces; 7. Neon, except when used as accent lighting; 8. High and low pressure sodium; 9. Halogen, except when used as accent lighting; 10. Flood light fixtures, except when used as accent lighting and only when directionally shielded eliminating glare to motorists and pedestrians.			✓
Sec. 7.260.D. Exceptions	Exceptions to the above standards are: - Egress lights – 100 watts or less; - Construction and emergency lighting, provided lighting is temporary; and - Security lighting, up to 10 minutes duration – 100 watts or less for incandescent, 26 watts for compact fluorescent, or 40 watts for other sources.			✓
Sec. 7.270. Photometric Plans Required	Photometric plan is required for new development, redevelopment, parking lot development or expansion where outdoor lighting is proposed. Plan shall be prepared by a certified lighting professional, or a State licensed professional engineer, architect, landscape architect or land surveyor.	✓		
Sec. 7.280.A Parking lot lighting required	Lighting is required for parking lots with 11 or more spaces.	✓		
Sec. 7.280.B. Lighting Fixtures	Parking lot lighting shall be: - flat lens fixtures with full cut-offs, - mounted at 90 degree angle (horizontal to the ground) and - non-adjustable.	✓		
Sec. 7.280.C. Maximum base height	Concrete pedestals/bases shall not exceed 3 feet in height and counted in maximum overall height.	✓		

**Table 2.
Commercial Design Standards**







UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.280.D. Maximum height of light poles	Maximum overall fixture height, measured to the top of the fixture from grade, shall not exceed: 1. On property within or adjoining residential uses or districts: - 15 feet within perimeter area (100 feet from property line closest to residential use or district); - 20 feet outside perimeter area. 2. On property within or adjoining residential uses or districts, separated by a non-arterial street: - 15 feet within perimeter area; - 20 feet outside perimeter area. 3. On property adjoining residential uses or districts, separated by an arterial street: - 24 feet within perimeter area - 28 feet outside perimeter area 4. On property not adjoining residential uses or districts: - 28 feet. 5. Solar panel for a solar powered light fixture may extend 5 feet above the height of the fixture.			
Sec. 7.280.E. Maximum footcandles	Maximum vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at 3 feet above grade.			
Sec. 7.280.F. Uniformity Ratios	Light fixtures shall be arranged to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.			
Sec. 7.280.G. Maximum Wattage of light fixtures	Maximum fixture wattage: 1. On property adjoining residential uses or districts: - 175 Watts per head. 2. On property separated from residential uses or districts by non-arterial street: - 175 Watts per head within perimeter area (100 feet from property line closest to residential use or district). - 250 Watts outside perimeter area 3. On property separated from residential uses or districts by arterial street: - 250 Watts per head within perimeter area. - 400 Watts outside perimeter area. 4. On property adjoining commercial, office or industrial uses or districts: - 400 Watts per head. 5. Total aggregate wattage for multiple headed fixtures mounted on a single pole: - 800 Watts.			
Sec. 7.280.H. Single headed fixtures	Developments adjoining residential uses and/or districts including those separated by a street shall utilize single headed fixtures on the perimeter area.			
Sec. 7.280.J. Solar Powered or LED	Parking lot light fixtures shall include a minimum of - 50% solar powered fixtures, or - 100% LED light fixtures.			

Table 2. Commercial Design Standards				
UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.280.K. Mandatory Illumination Reduction	On non-residentially developed lots which contain a minimum of 4 parking lot light poles, lighting levels shall be reduced by 50% within 60 minutes after the close of business.			✓
Sec. 7.290. Wall-Mounted Lighting	Wall-mounted lighting standards: - full cut-off fixtures - metal halide - maximum of 150 Watts - attached only to walls - not exceed height of parapet or roof - maximum mounting height of 15 feet if within 100 feet of residential use or district.	✓		
Sec. 7.300. Accent Lighting	Accent lighting standards: - full cut-off or directionally shielded - aimed and controlled so that directed light is substantially confined to the object intended to be illuminated - lights shall terminate on opaque surfaces within the property. - maximum wattage: 100 Watts for incandescent, 26 Watts for compact fluorescent, or 40 Watts for other lighting sources. - maximum illumination of 4.0 footcandles.	✓		
Sec. 7.310.B. Canopy and Drive Thru Lighting	Canopy lighting standards: 1. Canopy light fixtures shall be recessed so that the lens cover is flush with the bottom surface (i.e., ceiling) of the canopy. 2. Indirect lighting may be used where light is beamed upward, lighting the underside of the canopy. Such fixtures shall be shielded to focus light exclusively on the underside of the canopy. The underside of the canopy shall be finished with a surface treatment that minimizes the potential of glare. 3. Lights shall not be mounted on the top or sides (fascias) of the canopy, and the canopy sides or fascias shall not be illuminated except when approved as part of a preliminary development plan or separate sign package.			✓
Sec. 7.310.C. Under Canopy	Lighting levels under a service station canopy shall be: - minimum of 10.0 footcandles - maximum of 30.0 footcandles.			✓
Sec. 7.310.D. Automatic Teller Machines (ATMs)	Lighting levels around freestanding ATMs shall be: - minimum of 5.0 footcandles - maximum of 16.0 footcandles, measured within a 10 foot radius from the ATM or - maximum of 4.0 footcandles within a 30 foot radius.			✓
Sec. 7.320.B. Exterior Display Lighting	Display area lighting standards: - maximum 25.0 footcandles - average to minimum illumination not greater than 5.0:1.			✓
Sec. 7.320.D. & E. Night time restrictions	Lighting in enclosed display areas shall be turned off within 1 hour after close of business. No illumination allowed between 11:00 p.m. (10:00 p.m. adjacent to residential) and 7:00 a.m. Parking lot display illumination shall meet the mandatory illumination reduction requirement for parking lot lights between 10:00 p.m. and 7:00 a.m. when located adjacent to residential areas.			✓

Table 2. Commercial Design Standards				
UDO Article 7.	Ordinance Requirement (see UDO for full text)	Met	Not Met	N/A
Sec. 7.330. Outdoor recreation lighting	See Article 7 for requirements.	✓		
Sec. 7.390.A. Setbacks from wells	Setbacks from oil or gas wells: - 10 feet from capped well to any part of building or structure. - If fill is placed over well cap, setback shall be increased by 2 feet for each 1 foot of fill. - 150 feet from active well to any part of any building or structure.			✓
Sec. 7.360. Vision clearance – sight triangle	No obstructions (landscaping or screening materials, signs, parked vehicles, or other objects) shall interfere with the line of sight between a height of 2 feet and 8 feet above the adjoining street or driveway pavement, within the triangular areas formed by lines drawn: - 25 feet along edge of pavement of two intersecting streets - 25 feet along intersecting driveway and street - 20 feet along two intersecting driveways - 20 feet along intersecting driveway and sidewalk Near highway intersections, AASHTO standards shall apply.	✓		

Landscaping Worksheet

	Ordinance Requirement	Required for this Site	Proposed
14.090.A.1. Street Frontage Trees	1 tree per 30 feet of street frontage	<u>1398</u> ft. of street frontage ÷ 30 = <u>48</u> trees required	<u>48</u> trees
14.090.A.3. Street Frontage Shrubs	1 shrub per 20 feet of street frontage	<u>1398</u> ft. of street frontage ÷ 20 = <u>71</u> shrubs required	<u>76</u> shrubs
14.090.A.1. Street Frontage Green Strip	20 feet	20 feet	<u>30</u> feet (Kessler Dr.) <u>13.5</u> feet (Longview Blvd.)
14.090.B.1. Open Yard Shrubs	2 shrubs per 5000 sq.ft. of total lot area excluding building footprint	<u>294372</u> sq.ft. of total lot area minus <u>154287</u> sq.ft. of building footprint = <u>140085</u> sq.ft. ÷ 5000 x 2 = <u>60</u> shrubs required	<u>84</u> shrubs
14.090.B.3. Open Yard Trees	1 tree per 5000 sq.ft. of total lot area excluding building footprint (in addition to street trees)	<u>294372</u> sq.ft. of total lot area minus <u>154287</u> sq.ft. of building footprint = <u>140085</u> sq.ft. ÷ 5000 = <u>30</u> trees required	<u>50</u> trees
14.110. Parking Lot Landscape Islands	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	<u>29919</u> sq.ft. of parking area x .05 = <u>1496</u> sq.ft. of landscape parking lot islands required	<u>2207</u> sq.ft.
14.120 Screening of Parking Lot, if required	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	_____ linear feet x 12 = _____ shrubs required	_____ shrubs N/A
14.200 Buffer Screen, if required	Option A = 1 shade tree per 500 sq.ft. of buffer screen area + 1 ornamental tree/750 sq.ft. + 1 evergreen tree/500 sq.ft. + 1 shrub/500 sq.ft. (See UDO for Options B & C)	Buffer area = _____ lineal feet x 20 ft. width = _____ sq.ft. _____ _____ shade trees _____ ornamental trees _____ evergreen trees _____ shrubs	_____ shade trees _____ ornamental trees _____ evergreen trees _____ shrubs N/A