

January 23, 2024

PLANNING APPLICATION CORRECTIONS

Project Number: PL2023339

Project Name: Summit Orchards North

Project Type: Commercial Preliminary Development Plan

Planning Review

Correction 1:

Status: Corrective Action Required

Date Status Changed: 01/16/2024

Comments: PLAN NARRATIVE (SHEET A-001). Table 1 under "Site Development Standards" lists the maximum allowable building height for both automotive dealer lots as 60'. The building elevations for both dealership buildings show an overall building height of 26'. The 60' maximum height standard looks to be an error, as it mirrors the proposed 60' maximum height to accommodate the 4-story apartment buildings on Lot 1B-1. Staff recommends a 40' maximum height as it matches the standard for comparable commercial development in the City's CP-2 zoning district. Revise. The comment response letter accompanying the plan resubmittal states that the previously made comment above was addressed as part of the resubmittal, but the maximum allowable building height for the two (2) auto dealership lots still reads 60'. This is fine, just be aware that the allowable building height is ultimately driven by the building height depicted on the plans, in this case 26' (with an administratively approvable increase of up to 25%, in this case 32.5').

Table 1 corrected to show 40' as maximum allowable building height.

Correction 2:

Status: Corrective Action Required

Date Status Changed: 01/16/2024

Comments: SIGNAGE. The signage language included in the narrative for the plan set resubmittal (Sheet A-002) has been revised to include two bullet points for items that would seem to vary from the City's sign ordinance. - The first bullet point alludes to the signage shall keep with the manufacturer's requirements, but may be modified to meet the spirit of the City's sign ordinance. What exactly is this verbiage intended to mean? The monument sign detail on Sheet A-501 shows a 45'-tall monument sign with a 57 sq. ft. sign face area and 637.5 sq. ft. total structure area. The City's sign ordinance allows a maximum 12' height, 72 sq. ft. sign face and 96 sq. ft. total structure area. The monument sign detail complies with the 72 sq. ft. sign face maximum. But the height is nearly 4x the allowable limit and the structure area is approximately 6.6x the allowable limit. Written justification, elaboration and additional detail needs to be provided to reconcile how the proposed sign meets the spirit of the City's sign ordinance. Assuming visibility from I-470, distance and grade differences between the monument sign locations and the highway are the drivers for the large signs, information such as sight line drawings that can quantify the site conditions justifying the signs shall be required to be submitted before this application can proceed to the Planning Commission. - The second bullet point makes a statement regarding the users' discretion regarding the location of monument signs relative to private drives. Please elaborate on the intent of this statement relative to the City's sign ordinance requirements. As is, signs can be located anywhere on private property as long as they stay outside of any easement and must be located on the same lot as the business it advertises. There are no setback requirements from a property line. - Is the intent for the monument sign locations along NW Blue Pkwy and NW Ward Rd to comply with the following sign ordinance requirements of: 12' height; 72 sq. ft. sign face maximum; and 96 sq. ft. sign structure maximum?

Signage language revised to address comments.

Correction 3:

Status: Corrective Action Required

Date Status Changed: 01/16/2024

Comments: TRASH ENCLOSURES. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel

framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. The trash enclosure detail on Sheet A-501 shows the gate as having simulated wood planks mounted on a steel gate frame. The simulated wood planks aren't an approved gate material. See the approved materials listed in the first part of this comment.

Trash enclosure gates changed to solid steel.

Correction 4:

Status: Corrective Action Required

Date Status Changed: 01/16/2024

Comments: DRIVE-THROUGH RESTAURANT. Staff previously made a comment regarding Lot 1B-3 and the required vehicle stacking of five (5) from order box and four (4) from the pick-up window and how the layout didn't comply with the requirement without vehicles spilling out and conflicting with the internal parking lot's circulation pattern. The response letter indicates that the drive-through design has been revised to satisfy the design requirements. However, the layout still shows only two (2) vehicle stacking (versus the required 4) from the order box before vehicles conflict with the parking lot drive aisle. Revise the lay out so as accommodate the required stacking without conflicting with internal lot circulation.

Menu board moved and drive-thru lane edited to meeting vehicle stacking requirements.

Note: Traffic Review Corrections Previously posted on Jan. 16, 2024 prior to response letter upload.

Traffic Review

Correction 1:

Status: Corrective Action Required

Date Status Changed: 01/11/2024

Comments: The Trip Generation numbers in Table 2 still do not match up with the ITE Trip Generation charts. Please revise.

Comment addressed. Revised study uploaded to portal on 2024-01-16.