

Planning Review 2 for DR 2013-03

I have put together the following comments that are required to be addressed prior to being scheduled for a Planning Commission agenda.

- I see that there are renderings and elevations submitted. Please submit a list of exterior materials and colors. **Completed.**
- What are the anticipated future uses of the building? It looks like a large dental office is proposed for one unit. Have you consider the other future uses in the parking calculations? **If future uses are only professional office space, it appears that 95 spaces will be sufficient.**
- I don't see any signage proposal submitted. Did you want a monument sign or any wall signs for the building? **I am concerned with the signage for this site. I have spoke with Advanced LED Signs about what is proposed and he has sent in some ideas. The location is likely in an easement which is proposed in the plat. Why are the proposed easements for the site not shown on the site plans? The sign is to be 10 feet to any lot line.**
- Are there any plans for outdoor lighting either on the building, in the landscaping, of for the parking areas? **If outdoor lighting will be proposed. This Design Review is the time to evaluate those plans. Please submit them prior to any approval.**
- I only have a utility and a landscaping plan submitted; are there other site plans or grading plans? **Why is the landscaping shown the way it is on the site plan. I would like to clarify what is being proposed for a landscaping plan. The plan should show how utilities and buildings are to be screened. Will the landscaping plan need an update after the utilities are designed?**
- I don't see anything showing setbacks for the proposed building. For this property the front setback should be 50 feet and the side yard setbacks are zero. **Completed.**
- Is a loading and unloading area needed for the proposed and future uses of the site? None are shown in the parking layout. **I would suspect that an area for deliveries is needed with a office building of this size.**
- A dumpster location has not been shown. It would be anticipated that one will be needed. Screening of the dumpster may be appreciated by the surrounding owners. **Complete.**
- Building mechanicals and utilities are not shown. If these items are to be located on the ground, please have them screened or concealed to insure harmony with adjacent development. **Again, these need to be shown and how they will be screened. Does this affect any landscaping.**
- The existing fence on the south side of the site, will it be removed? If not it will impede traffic as shown. Is a different fence proposed? Is nothing proposed? **I see that this has been corrected, but the new plans show some new fencing to be installed. What will this fencing be?**
- When does construction want to start? Will agreements for improvements and an escrow be needed prior to occupancy? **Completion of the subdivision needs to occur. Once approval is granted the cost estimates and Site Plan Improvement Agreement may be needed.**

If you have any questions please let me know or submit the missing information for review.

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