

CITY PLANNING COMMISSION AGENDA

STAFF: MIKE SCHULTZ

FILE NO(S):

CPC ZC 16-00061 – QUASI-JUDICIAL

CPC DP 16-00060 – QUASI-JUDICIAL

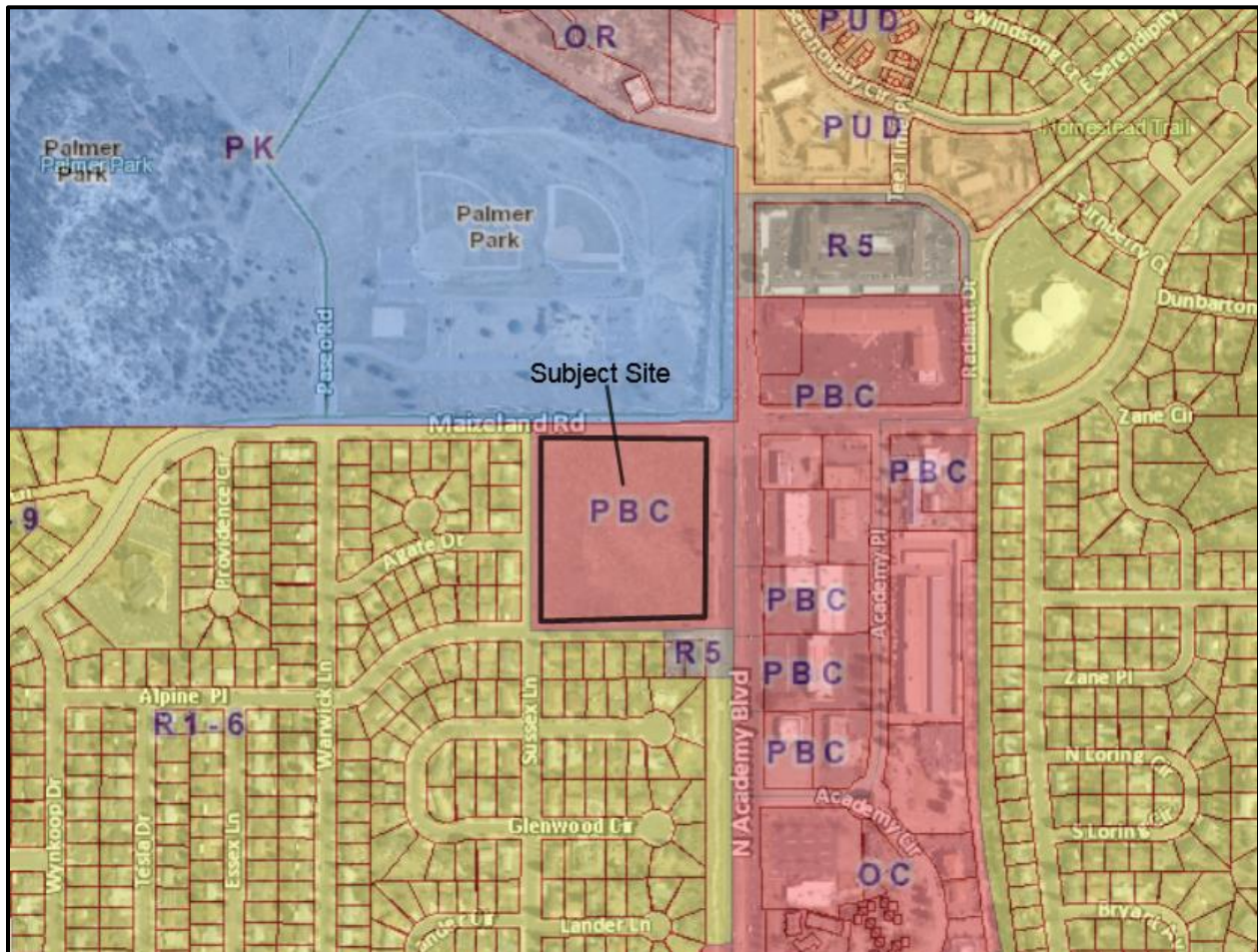
CPC DP 16-00062 – QUASI-JUDICIAL

CPC DP 16-00068 – QUASI-JUDICIAL

PROJECT: MAIZELAND AND ACADEMY COMMERCIAL

APPLICANT: OLSSON ASSOCIATES AND YOW ARCHITECTS

OWNER: HARWAL INC. (C/O TOM DERMODY)



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a Zone Change and three (3) Development Plans for a 7.05-acre site located at the southwest corner of North Academy Boulevard and Maizeland Road. Associated with these applications a final plat application is under review to subdivide the subject property in three (3) lots and one (1) Tracts.

The zone change request proposes a rezone from PBC/CR (Planned Business Center with Conditions of Record) to PBC/CR (Planned Business Center with Conditions of Record) with amendments to the Conditions of Records from the 1988 ordinance consisting of allowances for certain land use types and restrict new land use types (**FIGURE 1**).

There are three (3) associated development plans that run concurrent with the zone change request; all three are restricted land uses with the current conditions of record for the subject property. The proposed uses are a convenience store/gasoline sales (Kum & Go, **FIGURE 2**) located within the northeast corner of the subject site; mini-warehouse (Your Storage Center, **FIGURE 3**) located on the western half of the subject site; and fast food restaurant (Carl's Jr., **FIGURE 4**) located in the southeast corner of the subject property.

2. Applicant's Project Statement: (**FIGURE 5**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the zone change and three (3) development plan applications subject to the technical and informational modifications listed below.

BACKGROUND:

1. Site Address: No address assigned; southwest corner of North Academy Boulevard and Maizeland Road
2. Existing Zoning/Land Use: PBC/CR (Planned Business Center with Conditions of Record)/Vacant
3. Surrounding Zoning/Land Use:
 North: - PK (Public Parks) / Palmer Park
 South: - R-1 6000 (Single-Family Residential)/ Single-Family Residential
 East: - PBC (Planned Business Center)/ Retail/office/convenience store
 West: - R-1 6000 (Single-Family Residential) / Single-Family Residential
4. Comprehensive Plan/Designated 2020 Land Use: New/Developing Corridor
5. Annexation: The property was annexed in July 1963, as part of the Austin Bluffs Addition #35 (Book 1963 Page 661)
6. Master Plan/Designated Master Plan Land Use: There is no master plan for this property
7. Subdivision: Property is currently unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: This site is vacant and relatively flat with a slight depression located in the southeast portion of the site.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process involved with the review of these applications included three (3) neighborhood meetings regarding the proposed removal of some of the conditions of record that would allow those land uses to occur on the site. Below are the meeting dates, the number of notices sent out and the number of the number of attendees:

- March 19, 2014; 78 notices mailed, 40 attendees
- February 18, 2016; 139 notices mailed, 40 attendees
- May 12, 2016; 146 notices mailed, 25 attendees

During the course of the neighborhood meetings referenced above, neighbors have raised a number of concerns. The list below is a summary of the major issues voiced by residents:

- Removal of the conditions of record; how will this benefit the neighborhood?
- Concern of 24-hour operations;
- No access to Sussex Lane or Alpine Place;
- Access points at both North Academy Boulevard and Maizeland Road, concern of left west-bound movements onto Maizeland Road;
- Eastbound Maizeland Road traffic onto North Academy Boulevard, southbound turn lane? Northbound double left or extended arrow signal.
- General traffic on adjacent side streets / cut through traffic circling around block;
- Landscaping and transition along Alpine Place and Sussex Lane (e.g.. fence height, style, etc.).
- Site lighting (night sky limits?);
- Retention pond design/security;
- Building design/appearance;
- Food smells generated from Carl's Jr. / mitigation options;
- Delivery hours;
- Noise mitigation from site to residents.

Based on the submitted plans, the applicant has attempted to address many of the issues raised by residents. However, some residents remain opposed to removing any of the restricted land uses as called out in the ordinance. Staff provides analysis of how some of the residents' concerns were addressed in the review section below.

The owner's representative held additional meetings with neighbors following the neighborhood meeting in 2014, but staff was not present and there is no way to confirm these meetings occurred or what was discussed.

Attached are letters and e-mails received from residents in both opposition and support of the project (**FIGURE 6**)

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911. All agency comments have been addressed for this project.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues

- a. Background: The subject property is located southwest corner of North Academy Boulevard and Maizeland Road and is currently vacant; most of the surrounding residential homes were constructed in the late 1960s and early to mid-1970s. The property was rezoned from R-5 (Multi-Family Residential) to PBC/CR (Planned Business Center with Conditions of Record) in 1988. The zone change had an accompanying concept plan (**FIGURE 7**) that demonstrated general retail along the east half of the site (along North Academy Boulevard) and general office along the west half of site; access appears to have been restricted along Sussex Lane and Alpine Place even though the conditions of record do not cite that restriction.
- b. Conditions of Record: The conditions of record relating to the zoning were originally negotiated between the neighbors and the owners, Walter and Harriet Harwal, during the proposed zone change in 1988 (the property has since been passed on to their children). It is difficult to determine if the conditions of record played a factor in the property sitting vacant since the 1988 zone change while the remainder of North Academy Boulevard developed for various commercial uses; the conditions may have contributed to concerns by potential purchasers that the conditions would limit tenants who may have otherwise occupied the retail space typical along North Academy Boulevard.

The conditions of record that will be amended include the following:

- Existing Condition #2: *Only office buildings and uses will be permitted adjacent to Sussex Lane, and the architecture of the office buildings will be residential in character.*
- Proposed Condition #2: *Buildings adjacent to Sussex Lane will provide architectural elements of residential character.*

The following uses will be excluded as restricted land uses within the proposed ordinance, thus allowing the uses on the property (**FIGURE 8**).

- Existing Condition #3: The following uses will not be permitted:
 - e. Fast Food Restaurants
 - f. Drive-thru Food or Liquor Outlets
 - m. Gasoline Pumps
 - q. Miniwarehouses

Two new land uses will be added to the list of restricted land uses including:

- Any marijuana related uses, medicinal or recreational, including but not limited to the sale, grow, manufacturing or consumption of marijuana
- Tattoo shops

- c. Neighborhood Issues: The following is staff's analysis of how some of the residents' concerns and applicant's solution for addressing these issues:
 - i. *Removal of the conditions of record; how will this benefit the neighborhood?*

The applicant's project statement provided an explanation of how the development will benefit the neighborhood. Staff supports the change of zone request, as it allows great flexibility for the commercial development of one of the last remaining vacant parcels along North Academy Boulevard. If approved, the infill development will provide services for the immediate area as well as providing commercial choices for customers that travel along Academy Boulevard.

ii. *Concern of 24-hour operations.*

The Kum & Go store and Carl's Jr. will be the only uses to provide 24-hour operations; however, Carl's Jr. has indicated that hours of operation will be evaluated on an on-going basis, and that the hours of operation for each location are determined by local market demand. The City generally has not regulated the hours of operation for businesses due to fairness with similar businesses within the area and the difficulty of enforcement during late P.M. hours.

iii. *No access to Sussex Lane or Alpine Place.*

The applicant has agreed to and shown no access to either Sussex Lane or Alpine Place. A note to this effect has been provided on the development.

iv. *Access points at both North Academy and Maizeland Road, concern of left westbound movements onto Maizeland Road.*

The City's Traffic Engineering Division of Public Works has evaluated the development proposals, and does not anticipate any issues at this time to warrant limiting westbound turn movements exiting the northerly drive access. The Traffic Engineering Division, however, points out that a majority of the traffic will originate from North Academy Boulevard and exit back toward North Academy Boulevard, either directly from the easterly access drive or via eastbound Maizeland Road to the signal. Eastbound traffic off of Maizeland Road will likely continue traveling eastbound either along Maizeland Road or Academy Boulevard. Vehicles have the option to turn onto Alpine Place and turn north on Sussex Lane to utilize the traffic signal at Sussex Lane and Maizeland Road.

v. *Eastbound Maizeland traffic onto Academy, southbound turn lane? Northbound double left or extended arrow signal.*

The applicant will restripe the center turn lane to allow the west-bound turning movement to access the shared access drive as shown on the plans. The Traffic Engineering Division will monitor the timing of the left turn signal at the North Academy Boulevard and Maizeland Road intersection for vehicles that are traveling eastbound and turning northbound onto North Academy Boulevard and make adjustments as necessary.

vi. *General traffic on adjacent side streets / cut through traffic circling around block.*

The Traffic Engineering Division anticipates a majority of the traffic originating from North Academy Boulevard with occasional traffic

accessing the site via side streets to utilize the traffic signal at the Sussex Lane and Maizeland Road intersection or to arrive at intended destinations within the neighborhood.

- vii. *Landscaping and transition along Alpine and Sussex (i.e. fence height, style, etc.).*

The applicant is providing a 35-foot landscaped area along Sussex Lane (as measured from building to the back of sidewalk) and a 15-foot landscaped area and decorative wall along Alpine Place (as measured from wall to back of sidewalk).

- viii. *Site lighting (dark sky limits?).*

A photometric lighting plan has been provided for each of the three development plans; each plan demonstrates full cut-off lighting (the lighting fixture is enclosed within housing structure which restricts lighting downward) along with additional lighting shields on fixtures adjacent to residential properties on the Carl's Jr. site. The City has not adopted any regulations on lighting levels in conjunction with recommended dark sky lighting standards. City Code Section 7.4.102.D requires lighting to "reflect away from any adjoining premises and any public right of way, and shall be shielded to contain all direct rays on the site"; the acceptable lighting level of no greater than 1.0 foot-candle at the property is being met by the applicant(s).

- ix. *Retention pond design/security.*

The stormwater quality facility that is being provided in the southeast portion of the project site (e.g. Tract A) will be accepting water from the Your Self Storage and Carl's Jr. properties as well as from the shared drive aisles. This facility will be approximately 5 to 6 feet in depth with native grass established throughout the facility; fencing is not anticipated along the perimeter of the facility, which is typical since it is not intended to hold water for an extended period of time. The Kum & Go site has been designed with an underground water quality tank.

- x. *Building design/appearance.*

All of the applicants have provided upgraded building materials. In the case of the Your Storage Center, those materials will primarily be provided for those buildings facing the public street.

The current conditions of record require that office buildings along Sussex Lane will be "residential in character"; staff asked that the condition be applied to the proposed mini-storage as well. The applicant has proposed exterior elevations and exterior finish treatments that incorporate a pitched roof, varying building materials such as stucco and split face block, trellis features that have a window-like appearance and some building articulation that breaks-up the long building façade facing the street. The manager's residence and office, facing Maizeland Road, will incorporate a residential character that will blend in more with the character of the immediate neighborhood.

xi. *Food smells generated from Carl's Jr. / mitigation options.*

Carl's Jr. has indicated in a letter, dated June 28, 2016 (**FIGURE 9**), that the restaurant will utilize a catalytic control device on the charbroiler to reduce emissions. The attached figure is accompanied by a letter indicating the "reduction efficiency" of the catalytic control device.

xii. *Delivery hours.*

The limiting of delivery hours is also difficult for staff to enforce; thus the City generally does not impose such restrictions. Carl's Jr. anticipates only one or two deliveries per week, which generally occur in the morning. Deliveries for Kum & Go will likely vary since the store will receive deliveries from various product suppliers as well as fuel.

xiii. *Noise mitigation from site to residents.*

A few of the property owners along Alpine Place, particularly those living closer to North Academy Boulevard, will continue to be impacted by road noise generated by traffic along North Academy Boulevard. Carl's Jr. has agreed to install an automatic volume control on the order board to help mitigate noise that may emanate toward the residents along Alpine Place. Staff has asked Carl's Jr. to implement a 3 to 4-foot intermittent wall just south of the parking lot to mitigate both light (vehicular headlights) and sound from the site. Staff believes the mini-storage use will provide separation and a level of noise mitigation for those residents living along and west of Sussex Lane.

- d. Staff Design Issues: Land Use Review staff has asked that applicant for the Kum & Go store to consider rotating the site and locating the convenience store to the north side of the site, moving it closer to the street frontages; this would make the site appear less vehicular oriented and allow better pedestrian connectivity from both North Academy Boulevard (including the bus stop) and Maizeland Road.

Staff has recently worked with other development projects, including Wal-Mart and Family Dollar, regarding development immediately adjacent to North Academy Boulevard to bring a building presence to the street as well as providing better pedestrian connection (**FIGURE 10**). The proposed Carl's Jr. building was brought closer to North Academy Boulevard and is acceptable by staff since the use requires a drive-thru facility, but provides good pedestrian access from the street.

Staff cites the Academy Boulevard Corridor Great Streets Plan (discussed in further detail later in the report) toward encouraging pedestrian orientation and multi-modal connectivity along the street to support the long term goal of implementing mass or rapid transit as outlined within the plan. Although the plan encourages density, mixed use and multi-modal connectivity, it also encourages "bicycle and pedestrian activity" and renewing a relationship with the street.

Staff supports the zone change, as it will allow opportunities for infill development along the corridor, and, in general, the three development plans. However, staff recommends that City Planning Commission provide direction to staff (and future

applicants) regarding the orientation of buildings and overall development along North Academy Boulevard and how it supports the Great Streets Plan.

2. Academy Boulevard Corridor - Great Streets Plan, Infill Development, EOZ

- a. Academy Boulevard Corridor – Great Streets Plan: The subject property is located within the Academy Boulevard Corridor – Great Streets Plan, adopted in 2011, which is a visioning document with both transportation and land use planning elements that re-envision a portion of Academy Boulevard as a multi-modal corridor with a mix of uses and heightened pedestrian orientation. The Plan identifies the North Academy Boulevard and Maizeland Road intersection as a “gateway node” and recommends gateway signage notifying entry into the corridor. The applicant (shown on the Kum & Go development plan) identifies a proposed gateway sign at the northeast corner of the property facing the North Academy Boulevard and Maizeland Road intersection, details of that sign still need to be coordinated with staff.
- b. South Academy EOZ: The property is also located within the South Academy Economic Opportunity Zone (EOZ), adopted in 2013, to focus on strategies to revitalize certain areas of the City, which also included North Nevada Avenue.

One of the stated visions within the document states, *“To promote, support and adaptively redevelop the Academy Blvd. corridor as a Great Street with access to alternative modes of transportation, public/private investment in business and residential development, and enhanced connectivity with the street, between land uses, and with neighborhoods.”*

There are four identified “catalyst areas” within the EOZ; Rustic Hills Shopping Center, Citadel Mall, intersection with Fountain Boulevard and the intersection of Hancock Expressway; the subject property does not fall into any of the “catalyst areas”.

The document also encourages the establishment and enforcement of design standards for new and existing buildings and users; although those standards have not yet been developed at this time staff did ask the owner and applicants to incorporate a higher level of design into each of the buildings, staff believes this has been accommodated with each of the three projects.

The EOZ planning document encourages the implementation of community public art program; Kum & Go is currently implementing murals on some of their sites that reflect either the neighborhood or the region as a whole, staff has recommended that Kum & Go and the commissioned artist work with the neighbors to implement historic landmarks and neighborhood identifiers into the mural.

3. Conformance with the City Comprehensive Plan:

Based on the City’s Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as New/Developing Corridor per the Plan’s 2020 Land Use map.

a. Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

The location and design of development in the past has created a pattern of isolated, disconnected, single-purpose land uses. A better land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

b. Strategy LU 701e: Combine Commercial and Employment Uses in Regional Centers Designed to Serve Residents throughout the City and the Region

Combine commercial center with employment center uses so that they are mutually supportive in a single, integrated regional destination.

It is the finding of the Planning and Community Development Department that the zone change and accompanying development plans will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

4. Conformance with the Area's Master Plan: There is no master plan for this area.
5. Comprehensive Planning Division: The following are comments provided by Comprehensive Planning regarding the zone change and three proposed development plans:

From the Comprehensive Plan standpoint, the Comprehensive Planning Division appreciates the time and effort the applicant has taken to address the relevant aspects of the Academy Boulevard Corridor Great Streets Plan (2011) which is the most pertinent element of the Comprehensive Plan. The City's 2016 Comprehensive Plan Infill Supplement is also applicable, as the utilization of this long vacant property certainly advances the City's infill goals. A South Academy Boulevard Economic Opportunity Zone Action Plan was created in 2014. This document was adopted by resolution by City Council in 2016 for "strategic planning purposes".

On point for some time has been the issue of whether the 1980s zoning conditions of record should be relaxed (modified) - to allow a full mix of commercial uses on this overall site to include mini-storage.

- *For some time, the recommendation of the Comprehensive Planning Division has been that the accommodation of gas station/ convenience store/ fast food uses on the corner can be consistent with the vision and intent of the Great Streets Plan because these uses both respond to the current market along Academy Boulevard and can contribute to the "nodal" development and redevelopment activity encouraged by the Plan.*
- *It is noted that other than being more multimodal and street-focused and oriented, there is no particular streetscape concept put forward by these City plans at this time.*
- *With respect to the Kum & Go plan in particular, it is noted that that sidewalk connections from the public right-of-way into the site appear limited, and could be enhanced.*

With respect to the vision for an active development node on this corner, the mini-storage use has been of most concern, primarily because, by their nature, these uses generate limited ongoing activity and (due to their secure nature) represent a challenge for the multi-modal connectivity as supported by the Great Streets Plan. Although other more connectable and accessible uses would have been preferable in fully advancing the infill goals for this site and area, ultimately there may need to be a market accommodation.

Therefore, if the mini-storage use is accommodated, the look and feel of the façade and streetscape will be important in order to compensate as much as possible for the lack of fine grained connectivity and public access.

It is the opinion of Comprehensive Planning that the project supports the City's vision for infill development and the land uses are response to the "current market" along this section of Academy Boulevard.

STAFF RECOMMENDATION:

CPC ZC 16-00061 – CHANGE OF ZONING TO PBC

Recommend approval to City Council of the zone change from PBC/CR (Planned Business Center with conditions of record) to PBC/CR (Planned Business Center with conditions of record), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

CPC DP 16-00060 – Development Plan (Kum & Go)

Recommend approval to the City Council the Kum & Go Store #686 development plan based upon the findings that the development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E), subject to the following technical and/or informational plan modifications:

1. Clarify the installation of the relocated bus pad along North Academy Boulevard and relocation of the shelter as noted on Sheet 2.
2. Provide striping and/or signage regarding the pedestrian access shown from the trail along North Academy Boulevard to the site.
3. Update landscaping plan notes 14 and 16 as follows:
 - a. Note 14 shall indicate the design of the irrigation system and requirement of a final irrigation plan.
 - b. Note 16: Shall read, "The Contractor must be informed that the Designer of Record is to be called on site, to appropriately inspect for all things on the most current Inspection Affidavit check list."
4. On the landscape plan sheets, the following changes and/or notations must be made:
 - a. Redistribute the bluegrass areas on-site by reducing the spray-irrigated turf within the MVL stand-alone island on the south end and by adding more near the front pedestrian walk (out front).
 - b. Trees need to be in drip-irrigated beds or bluegrass turf areas as much as possible. The majority of trees are located in the native turf, which has a much lower water requirement than trees. Native turf has a different water

management plan (and this very low water management plan puts most trees under too much stress).

- c. Add more shrubs or low junipers to the parkway space to appropriately fill the space (using a triangular spacing).
5. On Sheet 1, add a note stating that the site is currently platted as a portion of Lot 6 Palmer Park Sub 3 Flg 6 and/or will be replatted as part of Maizeland Academy Commercial Filing No. 1.
6. On Sheet 2, Note 2 should state, "The proposed access improvements on Maizeland Road and Academy Boulevard shall be constructed with Lot 1."
7. The proposed access improvements on Maizeland Road shall be shown on this development plan.
8. On Sheet 3, Note 16 should reference a 4' D10R inlet.
9. On Sheet 3, Note 3 should state, "Tract A shall provide stormwater quality for Lots 1-3 and must be constructed with the development of Lot 1."
10. The proposed site access off of Maizeland Road will have turning movement restrictions if adequate speed line of sight for 35 MPH is not met.

CPC DP 16-00062 – Development Plan (Your Storage Center)

Recommend approval to the City Council the Your Storage development plan, based upon the findings that the development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E), subject to the following technical and/or informational plan modifications:

1. The distance from the exterior buildings to the property line and to the public sidewalk must be noted.
2. Note 7 must be clarified to establish clear ownership and maintenance responsibilities of the common drives.
3. Demonstrate the ADA access route from the public right-of-way.
4. A "No Parking" sign must be indicated adjacent to the ADA access aisle. On Sheet 1, the detail needs to note dimensions (i.e. width and depth of stall, width of access aisle, ADA sign location, etc.).
5. Clarify if the main gate will have an outbound gate code.
6. Add a building elevation for Building 'A' along Maizeland Road, which shall have the same façade treatment used on the buildings along Sussex Lane.
7. Continue coordination with neighborhood representatives regarding the proposed neighborhood identification signage.
8. Add a note regarding the maintenance of the proposed benches along Sussex Lane.
9. Call out on the plan a "15 feet Landscape Buffer" (not a 10-foot Landscape Setback) and update the Sussex Lane info in the Calculation Chart as a "Buffer" not a setback; and which needs to reflect the rate of one tree per 20 linear feet, with half of those trees being evergreen tree. Update the plan accordingly.
10. Add a note stating, "The proposed improvements at the accesses on Maizeland Road and Academy Boulevard shall be constructed with the development of Lot 1." (EDR comment)
11. A 6-foot wide attached sidewalk along Maizeland Road shall be shown and labeled on all appropriate sheets of the plan set. (EDR comment)
12. A label the proposed sidewalk shall be included on Sheet 2. (EDR comment)

13. On Sheet 3, add a note stating, "The pond on Tract A shall provide stormwater quality for Lots 1-3 and must be constructed with the development of Lot 1." (EDR comment)
14. The proposed site access off of Maizeland Road will have turning movement restrictions if adequate speed line of sight for 35 MPH is not met. (Traffic comment)
15. Demonstrate on the plans that a gate opening width of 16 feet is adequate for apparatus to turn through the gate at the closest turning movement. (City Fire)
16. Additional fire lanes along building fronts shall be added to the plans between the shown fire lanes/hydrants to other fire lanes/hydrants on the plans. (City Fire)
17. Prior to issuance of a building permit provide a final copy of wastewater master facility form with all required signatures. (CSU)
18. All screen walls shall be identified on the plans and shall be notated with the following at each instance where the proposed screen walls intersect with the private fire hydrant lateral entering:
19. Call out the screen wall;
20. Provide a grade beam at that section of the wall;
21. Sleeve the hydrant lateral pipe; and
22. For the hydrants that are near the wall, ensure 5-foot off-set from the wall.

CPC DP 16-00068 – Development Plan (Carl's Jr.)

Recommend approval to the City Council the Carl's Jr. development plan, based upon the findings that the development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E), subject to the following technical and/or informational plan modifications:

1. Move the (See Ord. 16-xxx) behind the zoning information; add another line below "Existing Zoning" to stated "Proposed Zoning: PBC/CR (See Ord. 16-xxx). Removed reference to number assigned by City Clerk.
2. Add a note that the 4 standards on the south side indicating "house side shields" will be provided.
3. On the landscape plan sheets, the following changes and/or notations must be made:
 - a. Identify the land uses to the south.
 - b. A 15-foot landscape buffer shall be shown along Alpine Place per Landscape requirements;
 - c. Provide the landscape buffer treatments according the requirements or consider installing a 3 to 4-foot solid intermittent wall within the center of the 7-foot landscape area directly behind the back of curb on the south side of the parking and drive thru.
 - d. Note the trigger for installation of the 20 trees located along the water quality facility.
 - e. Please darken up the line work and plant call outs, as the scanned image is faded. Please always use a standard Property Line (double dash) symbol, using a bold line weight for plan clarity.
 - f. The Plan Note on Sheet 7 of 10 states the parkway plantings will be planned and installed 'by the Master Developer'. This treatment - tree and shrub

design needs to be presented in this application; or cross referenced on this plan stating in which application it is addressed.

- g. More plantings shall be added in the front of the bed, facing North Academy Boulevard.
4. The proposed 6-foot wide attached sidewalk on Sussex Lane and Alpine Place shall be called out. (EDR)
5. The proposed sidewalk on Maizeland Road shall be 6-foot wide detached sidewalk. (EDR)
6. Note 7 shall state, "The pond on Tract A shall provide stormwater quality for Lots 1-3." (EDR)
7. Add a note stating, "The proposed improvements at the accesses on Maizeland Road and Academy Boulevard shall be constructed with the development of Lot 1." These improvements must also be shown on the plans. (EDR)
8. The legal description should state that this site is to be replatted as "Lot 3 Maizeland & Academy Commercial Filing No. 1". (EDR)
9. The proposed site access off of Maizeland Road will have turning movement restrictions if adequate speed line of sight for 35 MPH is not met. (Traffic)
10. On the Preliminary Utility and Facility Plan, show the correct locations of the existing wastewater and water mains paralleling Academy Boulevard. (CSU)
11. The existing wastewater and water mains must be indicated on the Landscape Plan. Ensure no trees are proposed within 15 feet of the wastewater and water mains. The location of the water main must be revised to show the correct location. Adjust the location of proposed trees accordingly. (CSU)