

# 17-087CU/DPR/SPR/PP/FP – TOWNEPLACE SUITES HOTEL

## Site Location

South of Upper Metro Place, west of the intersection with Frantz Road.

## Proposal

Conditional Use (CU), Administrative Departures (AD), Waiver Review (WR), Development Plan Review (DPR) and Site Plan Review (SPR) for a 64,000-square-foot hotel and surface parking lot.

## Zoning

Bridge Street District, Commercial

## Property Owner

Shihasi Metro Place LLP

## Applicant/Representative

Steven M. Roberts, Architect

## Applicable Land Use Regulations

Zoning Code Sections 153.066 and 153.236.

## Staff Recommendation

- A. Approval of the CU with no conditions
- B. Approval of six Administrative Departures
- C. Approval of 12 Waiver Reviews
- D. Approval of DPR with one condition
- E. Approval of SPR with 11 conditions

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## Summary

The proposal is for the construction of a five-story, 64,000 square foot hotel with 105 guest rooms, construction of a standalone surface parking lot, and associated site improvements for a 2.4-acre site.

## Zoning Map

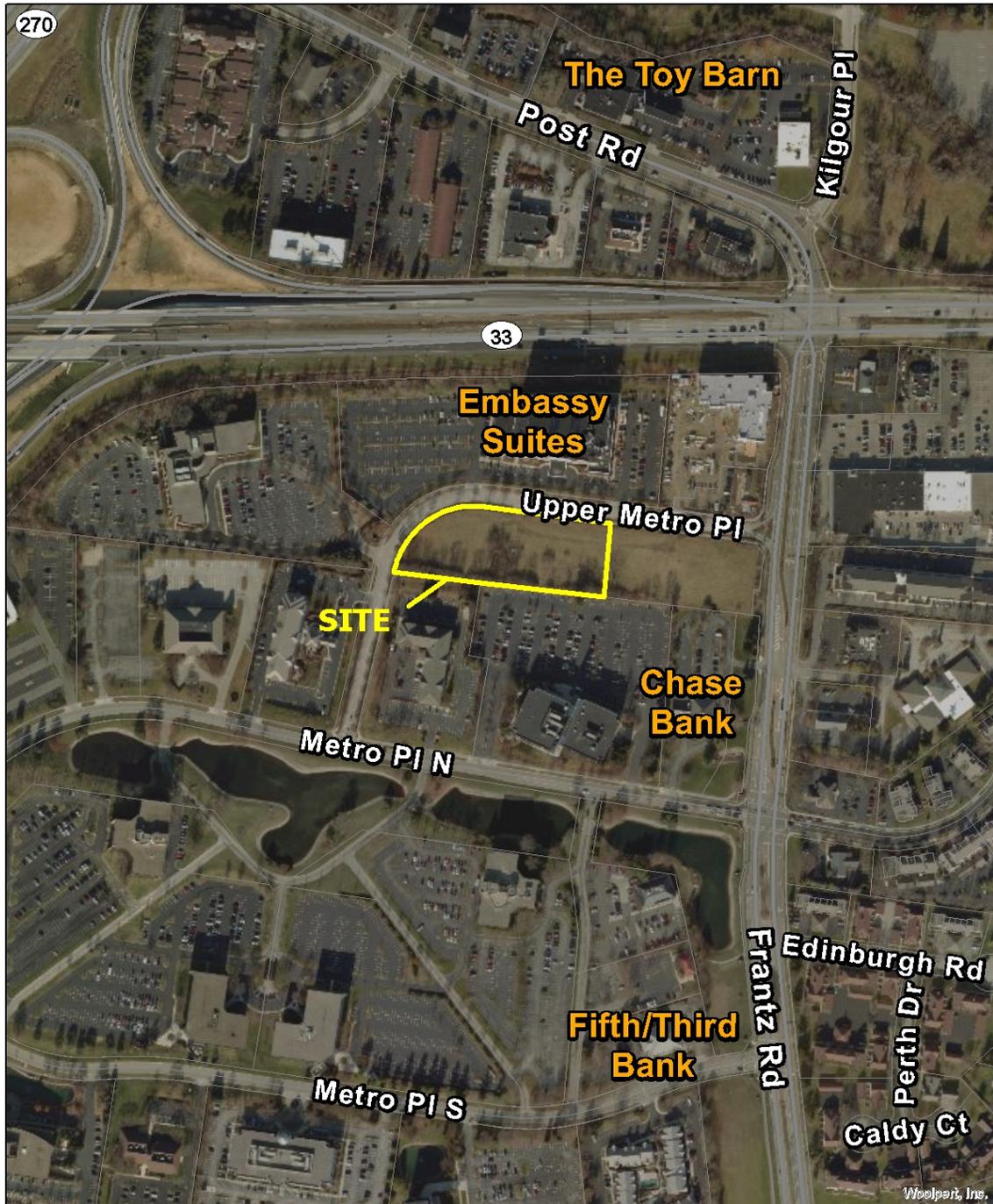


## Next Steps

Upon recommendation of approval of the Conditional Use, Administrative Departures, Waiver Reviews, Development Plan Review, and Site Plan Review the application will be forwarded to the Planning and Zoning Commission for final review in addition to a recommendation to City Council for the Preliminary and Final Plats.

### 1. Context Map

The site is located on the south side of Upper Metro Place, approximately 550 feet west of the intersection with Frantz Road.



 <p>City of Dublin</p>	<p>17-087CU/DPR/SPR/PP/FP Conditional Use/Development Plan/Site Plan/ Preliminary Plat/Final Plat TownePlace Suites Marriott 5155 Upper Metro Place</p>	<p>0 150 300 Feet</p>	
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## 2. Overview

### A. Background

On July 13, 2017 the Planning and Zoning Commission approved a Basic Plan Review and five Waiver Reviews for the construction of a five-story, 64,000-square-foot hotel and associated site improvements. The Commission requested the applicant address the parking layout to preserve as many existing trees on-site as possible and to revise the architecture to provide high quality materials and visual interest. On July 6, 2017 the Administrative Review Team recommended approval to the Planning and Zoning Commission for a Basic Plan Review and six Waiver Reviews. Prior to the filing of this application no formal submissions have been filed for the development of this site.

### B. Site Characteristics

#### 1) Natural Features

The site is currently vacant with a tree row located along the southern property line and a pocket in the center of the site. The site is predominantly flat with mounding occurring along the Upper Metro Place frontage.

#### 2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

#### 3) Surrounding Land Use and Development Character

- North: Bridge Street District, Commercial (Embassy Suites)
- East: Bridge Street District, Commercial (Vacant)
- South: Planned Unit Development District, Waterford Village & Extended Stay America (Extended Stay America & Office)
- West: Bridge Street District, Commercial (Smiths Medical)

#### 4) Road, Pedestrian and Bike Network

The site has frontage on Upper Metro Place ( $\pm$ 500 feet) and contains an existing curb cut on the south side of Upper Metro Place near the center of the site. There is also an existing sidewalk located on the south side of W. Upper Metro Place that runs along the entire frontage of this property.

#### 5) Utilities

The site will be served by public utilities (sanitary and water) from Upper Metro Place. An existing 20 foot utility easement is located on this property and runs along the entire frontage of the site.

### C. Proposal

#### 1) Summary

This is a request for approval of a Development Plan Review and Site Plan Review for the construction of a 64,000-square-foot hotel containing 105 guest rooms, standalone parking lot on a future platted lot and associated site improvements for a 2.4-acre site. The is also a request for approval of a Conditional Use for a surface parking lot as classified under Commercial uses in the Bridge Street District, Commercial zoning district.

**2) Parking, Surface Lot Use**

The proposal includes the construction of a standalone surface parking lot on the eastern property with a shared access drive to Upper Metro Place. The parking lot will be constructed with the development of this proposal and will be integrated into the future development that occurs on the eastern property. A shared access/parking easement will be established on both properties to ensure integration between both developments.

The Bridge Street District, Commercial zoning district requires that a Conditional Use be approved for any surface parking lot proposed as a principal use subject to the requirements of surface parking lot design outlined in the BSD code. The conditional use will only apply for this site until the remainder of the site develops with a principal use and the parking lot is integrated into the design of that development.

**3) Site Layout**

The proposed site plan places the structure along the northern edge of the site abutting Upper Metro Place with parking located to the rear and an open space along the northern facade. The building is setback 20 feet from the right-of-way due to an existing utility easement that runs along the entire frontage of Upper Metro Place. The applicant is proposing two curb cuts; the first on the west side of the property near the southwest corner and the second along the eastern property line to be shared with the future development to the east. A shared access/parking easement will be established between this property and the adjacent property to the east coinciding with the standalone parking lot. A vehicular canopy and drop-off area are located in the middle of the site with access through the southern façade of the building. In addition to the open space on the northern façade the applicant is proposing two patio areas along the southern façade for use by patrons of the hotel.

There are a total of 88 parking spaces with five ADA provided on-site with an additional 22 spaces proposed on the eastern property. The southernmost row of parking spaces will be constructed of pervious pavement to aid in stormwater management and preservation of the tree row along the southern property line. Two pedestrian paths through the parking lot are proposed on the west and east sides of the building extending towards the southern parking row. A dumpster enclosure is proposed in the southeast corner of the site at the terminus of the eastern driveway and pedestrian path.

**4) Architecture**

The proposed architecture is of a modern design containing five stories and a varying parapet roof feature. The applicant is using a total of four colors of brick masonry that extend all five stories with fiber cement panel accents in the middle of the structure and along the parapet. The brick includes a light and dark colored gray as the predominant color palette with a dark and light red as accents for the massing of the structure. Additionally, there are four colors of fiber cement panels that correspond to the brick palette. The roof features are lined with LED stripe lighting to accent the angular forms and a curtain wall system is proposed for the main entrance on the north façade extending to the roof. Architectural canopies are proposed above the entrances with a larger vehicular canopy on the south façade near the drop-off area.

**5) Pocket Plaza Open Space**

The application includes the construction of a Pocket Plaza that is located on the north side of the building in-between the main entrance and Upper Metro Place. The plaza is approximately 2,900 square feet in size and includes an elevated gathering area with boulder walls lining the edge, stone wall seating, metal benches, and checkboard designs using pavers and turf to provide visual interest. A mixture of landscaping complements the boulder walls on the street facing side and an at-grade entrance is provided from the west connecting the existing sidewalk with bike racks and the gathering area. Additional pedestrian connections are provided near the center aligning with the main entrance on the north façade and near the eastern edge of the plaza providing connection to the sidewalk. Stone columns frame the pedestrian entrances at the edge of the elevated area.

**6) Tree Preservation & Landscaping**

The applicant has provided an updated tree preservation and replacement plan verifying the status of the existing trees. During the review of the Basic Plan, the Commission expressed concern with the removal of the southern tree row and potential impacts to the three landmark trees. The updated tree survey indicates that the majority of the trees located along the southern property line are in poor condition. The applicant has indicated the intent to preserve the landmark trees and the majority of healthy trees throughout the site while removing those in poor condition. The portions of the site suffering loss of the poor condition trees will be supplemented with new plantings included in the landscape plan.

The proposed landscape plan includes the design of the pocket plaza, perimeter buffering, and supplemental plantings along Upper Metro Place frontage. The proposal includes a mixture of plant materials that create a cohesive theme throughout the site. Stone walls are incorporated into landscape beds along Upper Metro Place and trees are used for infill along the southern property line to aid in regenerating the tree row. The applicant will need to work with staff on the substitution of certain plant materials with the building permit submittal.

**7) Sign Package**

The applicant has provided a proposed sign package for the site consisting of a ground sign, projecting sign, and building identification sign. The projecting sign is located on the north façade near the main entrance and the building identification sign is located near the top of the parapet directly above this entrance. The ground sign is located within a planting bed near the northeast corner of the building on the west side of the shared driveway. The signs as shown in the proposal appear to meet the requirements for location, size, number, and height however not enough information was provided on materials and lighting to include these with this review. The applicant will need to file an application for the review and approval of these signs at a later date to ensure conformance with the requirements of the zoning code.

**8) Stormwater Management & Utilities**

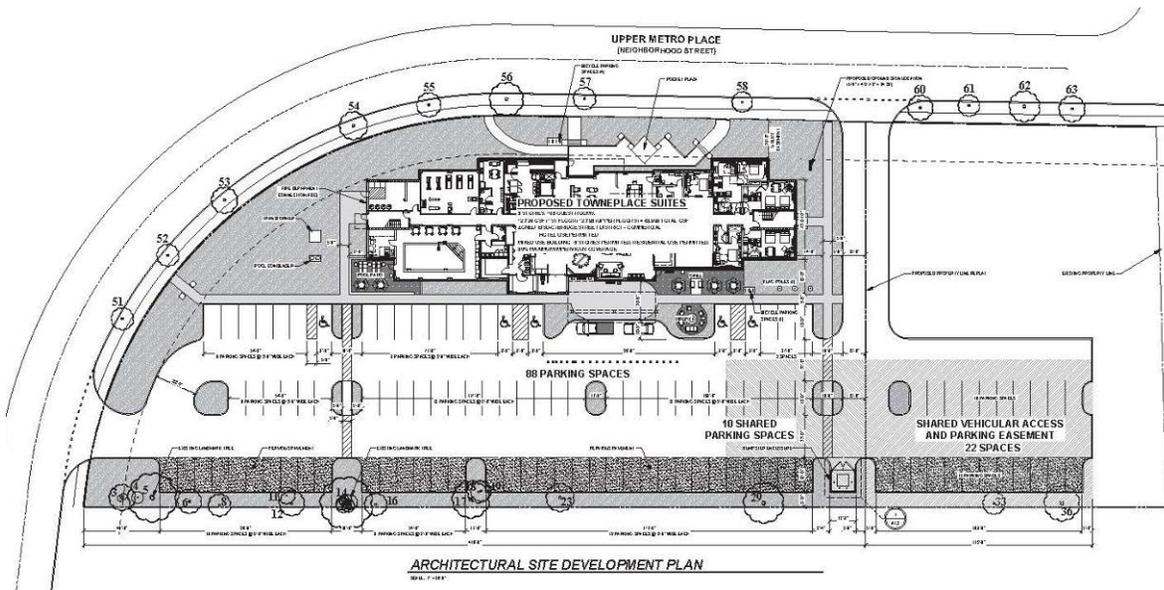
The applicant has provided stormwater management details for the proposed system including underground storage, bio-swales, and permeable pavement. The applicant will need to work with Engineering to demonstrate continued compliance with the

stormwater requirements as defined by Chapter 53 to the satisfaction of the City Engineer.

The site will be served by public utilities located on the south side of Upper Metro Place with sanitary and water provided within the existing utility easement. Additional private utilities are located within the easement and the applicant will need to rectify any conflicts between proposed landscaping design elements such as stone columns, wall, pavers, or similar and the existing public and private utilities prior to filing for building permits.

### 3. Site Plan

The accompanying site plan delineates the layout of the proposed hotel and surface parking lot.



### 4. Criteria Analysis

#### A. Conditional Use Analysis [§153.236(C)]

- 1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan. Criteria met.** The surface parking lot use is identified as a conditional use in the BSD-Commercial District and the proposal strives to meet all of the standards outlined in the Zoning Code and recommendations of the Community Plan. The proposal integrates into the neighborhood by providing the opportunity for shared use between this proposal and the future development to the east.
- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use. Criteria met.** The proposal strives to meet the standards of the Bridge Street District Zoning Code except as modified through the public review process and approval of this application.

- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.**  
Criteria met. The proposed use integrates into the character of the surrounding professional uses and will allow for a cohesive development along Upper Metro Place. The design and development of the site is harmonious with the Bridge Street District and will help drive further development in the area by providing necessary infrastructure.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.**  
Criteria met. The use is complementary to the proposal and is necessary for the development of the eastern property. Many of the surrounding properties contain parking in similar locations resulting in minimal impact to the existing and future development.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.**  
Criteria met. The site will be served by infrastructure constructed with this application with connections to existing public right-of-way.
- 6) The proposed use will not be detrimental to the economic welfare of the community.**  
Criteria met. The surface parking lot use will be necessary to the construction of future development and will not impact the surrounding community.
- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.**  
Criteria met. The proposed use will operate as needed for parking by the hotel development until such a time as the site further develops with additional commercial uses.
- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.**  
Criteria met. The proposal includes the creation of a shared access point between the hotel development and adjacent property minimizing the need for additional approaches. The approach has also been verified as a safe distance from existing curb cuts on the north side of Upper Metro Place and will not interfere with existing development.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.**  
Criteria met. The proposal is necessary to the construction of commercial development and will be further integrated into future development on the properties to the east.
- 10) The proposed use will not impede the normal and orderly development of the surrounding properties.**

Criteria met. The proposed use will aid in orderly development of the surrounding properties by establishing a standard for design prior to the full development of the site. This ensures a high quality product for future proposals on Upper Metro Place to adhere to when filing for development.

**B. Administrative Departure Analysis [§153.066(H)(3)]**

**1) 153.062 – Building Types (O)(6)(d)(1) – Blank Wall Limitations**

No horizontal distance greater than 15 feet per story shall be blank or windowless.

Request. 16 feet of blank wall on the north elevation, ground story.

Criteria Met. The blank wall is created due to a function of the interior layout and massing of the structure that prevents a window from being practicable in this location.

**2) 153.062 – Building Types (O)(6)(d)(2) – Transparency**

Minimum non-street façade transparency of 15%.

Request. 14% transparency for the upper stories of the east elevation.

Criteria Met. The proposal strives to meet the transparency requirements of the code despite the privacy expectations placed by the function of a hotel use.

**3) 153.062 – Building Types (O)(6)(d)(2) – Blank Wall Limitations**

No horizontal distance greater than 15 feet per story shall be blank or windowless.

Request. 17 feet of blank walls on all upper stories of the south elevation.

Criteria Met. The blank wall is created due to a function of the interior layout of hotel rooms that limit eligible areas for window placement. Site features will aid in softening the blank wall created by the interior layout.

**4) 153.062 – Building Types (O)(6)(d)(4) – Vertical Increments**

Vertical increments shall be no greater than 45 feet.

Request. 46 feet on the north and south elevations.

Criteria Met. The massing provides architectural interest and design that adheres to the intent of the code requirement while striving to adhere to the specific measurements.

**5) 153.065 – Parking & Loading (B)(4) – Off-Street Parking and Aisle Dimensions**

The maximum permitted two-way drive aisle is 22 feet, and the maximum 90 degree standard parking dimensions are 9 feet wide by 18 feet long.

Request. 24 foot wide drive aisle for the eastern entrance.

Criteria Met. The drive is intended for use by multiple developments which will result in higher traffic demand once adjacent development occurs. The shared access promotes the intent of the Bridge Street District and provides for full integration between properties.

- 6) **153.065 – Parking & Loading (B)(6)(c)(6) – Surface Parking Lot Design**  
Driveways shall be no wider than 22 feet at the intersection with the adjacent street right-of-way.

Request. 26 foot wide driveway for the eastern shared drive at the Upper Metro Place right-of-way.

Criteria Met. The drive is situated near a major intersection and will eventually serve multiple developments requiring careful design to withstand the increased traffic demand. The drive will also serve as a point of access for fire and EMS services to this and the adjacent property.

### C. Waiver Review Analysis [§153.066(I)(6)]

- 1) **153.062 – Building Types (D)(1)(a) – Parapet Height**

Parapets shall be high enough to screen the roof and any roof appurtenances provided that the parapet is no less than 2 feet and no more than 6 feet high.

Request. Parapet varies in height from one foot at the lowest to 10 feet at the highest.

Criteria Met. The variations in parapet height provide an architectural feature to the orthogonal building and will be capable of aiding in the screening of any rooftop mechanical units.

- 2) **153.062 – Building Types (E)(2)(a) – Façade Material Transitions**

Vertical material transitions shall occur at inside corners.

Request. Fiber cement panels are proposed on the same plan as brick on the north and south elevations (stories 2 through 5).

Criteria Met. The changes in material, although not associated with massing, provide a necessary separation in the architectural design that creates a more visually appealing design to the facades.

- 3) **153.062 – Building Types (O)(6)(a)(1) – Required Build Zone Treatment**

Patio or streetscape permitted treatments.

Request. Landscaping along Upper Metro Place.

Criteria Met. Due to an existing utility easement along the entire Upper Metro Place frontage a streetscape or patio could impact the existing lines creating a significant hindrance on the surrounding properties. Landscaping allows for flexibility should the need arise to access the utility lines for maintenance or repair.

- 4) **153.062 – Building Types (O)(6)(d)(1) – Ground Story Street Facing Transparency**

Minimum ground story transparency of 65%.

Request. 26% on the north elevation and 9% on the west elevation.

Criteria Met. The proposal strives to address transparency deficiencies with architectural detailing either through massing or material change to create a unique and aesthetically pleasing design.

- 5) **153.062 – Building Types (O)(6)(d)(1) – Upper Story Street Facing Transparency**  
Minimum upper story transparency of 30%.  
Request. 20% for upper stories of north elevation and 15% for upper stories of west elevation.  
Criteria Met. The applicant has strived to meet the requirements while working with the constraints of a hotel use and has addressed the transparency deficits with architectural designs.
- 6) **153.062 – Building Types (O)(6)(d)(1) – Blank Wall Limitations**  
No horizontal distance greater than 15 feet per story shall be blank or windowless.  
Request. 19 feet of blank wall on all stories of the north elevation and 18 feet of blank wall on ground story of the west elevation.  
Criteria Met. Blank walls are created due to the interior layout of the hotel rooms however architectural variations have been added to the façade to break the massing of the blank wall. Although this does not meet the requirements the intent of the limitation is met through architectural detailing.
- 7) **153.062 – Building Types (O)(6)(d)(2) – Blank Wall Limitations**  
No horizontal distance greater than 15 feet per story shall be blank or windowless.  
Request. 35 feet of blank walls on ground story of the south elevation.  
Criteria Met. Due to the requirements of a hotel use and functions of ground story spaces an area was created that is not practicable to provide transparency. These areas have been consolidated to limit the creation of additional blank walls.
- 8) **153.062 – Building Types (O)(6)(d)(3) – Street Façade: Number of Entrances Required**  
One entrance per 75 feet of façade minimum (3 entrances required).  
Request. One entrance provided on the north elevation.  
Criteria Met. This requirement is difficult for hotel uses to adhere to given the security precautions needed for visitors. A pedestrian entrance has been provided and architecturally detailed on the north elevation to present an open and inviting structure.
- 9) **153.062 – Building Types (O)(6)(d)(4) – Vertical Increments**  
Vertical increments shall be no greater than 45 feet.  
Request. 62 feet on the north elevation and 60 feet on the south elevation.  
Criteria Met. The architectural massing provides a unique and visually interesting design in addition to the material changes. Although not directly adhered to the requirement is through variation.
- 10) **153.064 – Open Space (G)(1)(a) – Open Space Size**  
Minimum size of 300 square feet and maximum size of 1,200 square feet for Pocket Plaza.

Request. 2,900 square feet total size.

Criteria Met. The zoning code contains a gap in between open space sizes that the proposal falls within. Other developments have run into a similar situation with the gap in size requirements.

**11) 153.064 – Open Space (G)(4)(h) – Fencing and Walls**

Walls shall not exceed 36 inches as measured from the established grade.

Request. 48 inches tall for stone walls.

Criteria Met. The landscape details indicate an average height of 48 inches or four feet for stone walls. Due to the elevated pocket plaza the walls located along the edge require additional height to provide the intended design within the plaza area.

**12) 153.065 – Fences, Walls and Screening (E)(2)(b) – Street Wall Design and Location**

Street walls are to be placed within the front and/or corner side RBZ and installed along the same plane as the nearest building.

Request. Street wall is proposed outside of the RBZ on the west side of the site and is offset from the plane of the proposed building.

Criteria Met. The street wall is carefully integrated into the proposed landscaping and continues the visual statement made along Upper Metro Place tying into the pocket plaza.

**D. Development Plan Review Analysis [§153.066(E)(3)]**

**a) The Development Plan shall be substantially similar to the approved Basic Development Plan.**

Criteria Met. The proposal is consistent with the approved Basic Development Plan for the existing block.

**b) The lots and blocks proposed are consistent with the requirements of §153.060.**

Criteria Met with Condition. The proposal is consistent with the requirements of the Lots & Blocks section of the Bridge Street District zoning code. The future access points will be subject to review and approval by the City Engineer with their respective development proposals.

**c) The application is consistent with the general pattern of street development conceptualized by the BSD Street Network Map.**

Criteria Met. The proposal utilizes the existing street network as outlined in the Street Network Map.

**d) The proposed street types are consistent with the principles of walkable urbanism and are designed to coordinate with development planned on adjacent lots and blocks.**

Not applicable. The proposal does not include the construction or modification of any public streets.

- e) **The proposed buildings and open spaces are appropriately sited and consistent with §§153.062 and 153.064.**  
Criteria Met. The proposal is consistent with the requirements of the zoning code and appropriately locates the building and open space to the extent possible given existing site constraints.
- f) **The application is consistent with the requirements of §153.063, Neighborhood Standards, if applicable.**  
Not applicable. This site is not located within a Neighborhood District.
- g) **If planned in phases, each individual phase can be implemented and considered independently without the need for further improvements.**  
Criteria Met. The block will be constructed in phases and each individual phase will be capable of developing without the need for further improvements outside each proposal.
- h) **Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.**  
Criteria Met. The proposal is consistent with all applicable documents and improves upon the existing character of the surrounding neighborhood.
- i) **The application provides adequate and efficient infrastructure to serve the proposed development.**  
Criteria Met. The proposal provides adequate infrastructure to serve the development and future adjacent development.

**E. Site Plan Review Analysis [§153.066(F)(3)]**

- a) **The Site Plan Review be substantially similar to the approved Basic Site Plan.**  
Criteria Met. The proposal is substantially similar to the approved Basic Site Plan and has addressed all comments and conditions imposed on the approval.
- b) **Consistent with the approved Development Plan.**  
Criteria Met. The applicant has filed a Development Plan alongside this application which the proposal is consistent with.
- c) **Meets all Zoning requirements except as authorized by Administrative Departures and Waivers.**  
Criteria met with conditions. As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departures. The applicant will need to provide and/or verify information is available with the building permit submittal.
- d) **Internal circulation system and driveways provide safe and efficient access.**  
Criteria met. As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks.

- e) **The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community.**  
Criteria Met. The proposed layout of the site and its modern architectural design provides for coordination and integration of the development within the surrounding area, while maintaining the high quality precedent of recent development proposals.
- f) **Consistent with requirement for types, distribution and suitability of open space.**  
Criteria met with condition. The applicant has provided a suitable open space with direct access to the existing sidewalk. The applicant will need to work with staff to provide substitutions for plane materials with the building permit submittal.
- g) **The scale and design of the development allows for the adequate provision of services.**  
Criteria met with condition. This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management. The applicant will need to rectify any conflicts between landscaping design elements and the existing utilities prior to filing for building permits.
- h) **Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties.**  
Criteria met with condition. The applicant has provided details and calculations for the proposed stormwater management system. The applicant will need to work with Engineering to demonstrate compliance with the stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer.
- i) **If phased, the proposed phase can stand alone.**  
Not applicable. The site will be developed in a single phase.
- j) **Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan, and other applicable documents.**  
Criteria Met. The proposal is consistent with City adopted policy documents including the Community Plan, BSD Vision Plan, and principles of walkable urbanism.

## 5. Recommendation

### Conditional Use

The proposed Conditional Use for a surface parking lot is consistent with all applicable review criteria. **Approval** is recommended to the Planning and Zoning Commission with no conditions.

### Administrative Departure Review

The six proposed Administrative Departures meet all applicable review criteria. **Approval** is recommended for the following six administrative departures:

1. Building Types – Blank Wall Limitations (2)
2. Building Types – Transparency
3. Building Types – Vertical Increments
4. Site Development Standards – Parking & Loading – Off-Street Parking and Aisle Dimensions

5. Site Development Standards – Parking & Loading – Surface Parking Lot Design

**Waiver Review**

The 12 proposed Waivers meet all applicable review criteria. **Approval** is recommended to the Planning and Zoning Commission for the following 12 waivers:

1. Building Types – Parapet Height
2. Building Types – Façade Material Transitions
3. Building Types – Required Build Zone Treatment
4. Building Types – Ground Story Street Facing Transparency
5. Building Types – Upper Story Street Facing Transparency
6. Building Types – Blank Wall Limitations (2)
7. Building Types – Street Façade: Number of Entrances Required
8. Building Types – Vertical Increments
9. Open Space – Open Space Size
10. Open Space – Fencing and Walls
11. Site Development Standards – Fencing, Walls and Screening – Street Wall Design and Location

**Development Plan Review**

The proposed Development Plan Review is consistent with all applicable review criteria.

**Approval** is recommended to the Planning and Zoning Commission with the following one condition:

1. That all future access point locations for the remaining developable properties be subject to review with their respective developments and approval by the City Engineer.

**Site Plan Review**

The proposed Site Plan Review is consistent with all applicable review criteria. **Approval** is recommended with the following 11 conditions:

1. That the applicant provide the operating hardware details for the doors with the building permit submittal;
2. That the applicant revise the architecture to provide window trim around all windows proposed within siding clad walls with the building permit submittal;
3. That the applicant ensure all roof penetrations are properly concealed and screened, subject to verification with the building permit;
4. That the applicant work with staff to find appropriate landscaping material substitutions with the building permit submittal;
5. That the applicant update the landscaping plan to include additional shrub plantings along the street facing side of the street wall with the building permit submittal;
6. That the applicant meet the screening requirements for the dumpster enclosure, subject to verification with the building permit;
7. That the applicant provide an updated photometric plan with the inclusion of the existing street lights with the building permit submittal;
8. That the applicant provide additional cut sheets and fixture information with the building permit submittal;
9. That all signs receive approval by the required reviewing body through the zoning review process, prior to the installation of any signs;

10. That the applicant work with Engineering to demonstrate continued compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer; and,
11. That the applicant rectify any conflicts between the landscaping design elements (stone columns, walls, pavers, etc.) and the existing utilities prior to filing for building permits.