

**Village of Evendale Planning Commission
Evendale Commons PBD Review #2 Wal-Mart
Comment List for Submittal #1, May 2005**

1) **Traffic/Access**

- **Pharmacy drive thru flow**

The access to the pharmacy drive thru window has been revised for maneuverability and stacking distance. The turning radius has been indicated on the Access Site Plan and the number of stacking spaces (11 spaces) confirmed and located on the Access Plan.

Tim – Agreed

James – Agreed

Jack – Requires more discussion (review by TEC during internal site review)

- **Fuel center detail for traffic flow (exiting pattern, general location)**

Due to issues regarding the fuel distribution center, it has been removed from the Final PBD Plan being considered for review and approval.

Tim – Agreed

- **Driveway to main street on northeast of site, cutting through crosswalk**

The access drive from the northeastern portion of the Wal-Mart parking lot to Cunningham Drive has been redesigned to address the comments raised. The temporary access drive has been relocated to place the access point on Cunningham Drive 200 feet north of the original location and 350 feet from the 90 degree turn on Cunningham Drive. Additionally, the crossing point with the pedestrian way will be designated with the stamped concrete cross walk and traffic made to stop at this point. The location and design of this access road north of the central courtyard may be redesigned as a part of the Final PBD Plan for Site A-2.

Tim – Agreed

James - This revision is acceptable, however, when Lot A-2 is developed this access drive will be revisited.

Jack – Requires more discussion (review by TEC during internal site review)

- **Access to parking area north of fuel center conflicting with direction of traffic flow in adjacent internal parking lot travel lane**

Some of the entry points into the parking field have been redesigned so that they provide access into travel lanes of the parking area that are designed for westbound (toward the store) traffic flow. It is important, however, to design for both entering and exiting traffic, and that is the intent of the current design.

Tim – Agreed

James – Agreed

Jack – Requires more discussion (review by TEC during internal site review)

- **Retention basin location, east of roadway possible**

Due to the proximity of the area to the Mill Creek, it is not possible to relocate to the east side of the roadway. The basin can not be located in the floodway. Further, it is believed that with the landscaping and water feature the basin will compliment the development water feature and common area and create an attractive front door to the development.

Tim – Agreed

James - Agreed

- **Parking lot egress in east focused on area around fuel center**

The parking lot design has been reworked to include the removal of the fuel center. The current parking lot layout provides a means of ingress and egress to the Wal-Mart parking field.

Tim – Agreed

James – Agreed

Jack – Requires more discussion (review by TEC during internal site review)

- **Auto repair area details (flow, parking, access)**

The Access Site Plan has been revised to indicate the following relative to the auto repair area in the northwest corner of the building:

- *Travel and turning patterns for cars*
- *Designated parking spaces for this portion of the store*

Tim – Agreed

James – Agreed

Jack – Requires more discussion (review by TEC during internal site review)

- **Truck access and turn-around**

The Access Site Plan has been revised to include the movement of semi trucks servicing the site in terms of access, backing and turning.

Tim – Agreed

James – Agreed

Jack – Requires more discussion (review by TEC during internal site review)

2) Legal/Marketing

- **Final subdivision plan deed restriction/covenants**

- i. ***Maintenance of unused structures (vacant bldgs., overall site)***

The Declaration of Covenants and Restrictions and Reservation of Easements (a copy has been provided to the Village Solicitor) address the ongoing maintenance of the Evendale Commons including individual buildings and common space areas. These Covenants are still enforceable should a building be temporarily vacant. Planning Commission, in their June 28, 2004 recommendation of approval for the “PBD” zone change, Item (d) required executed covenants be provided that would address the conditions of approval including maintenance.

Tim - Agreed

- ii. ***Design standards (New build, addition, expansion)***

Design Standards were included and approved as a part of the Evendale Commons Business Park Requirements. The Design Regulations are contained within Part Six of the document and are enforceable as a part of the approved “PBD” zoning as is any other zoning requirement. Further, the Design Standards are referenced in the Declaration of Covenants and Restrictions and Reservation of Easements (copy to be provided) which will be a recorded document running with the land.

Tim - Agreed

- iii. ***Require membership and contribution from all to common areas***

All of the property owners within the Evendale Commons PBD must execute the Declaration of Covenants and Restrictions and Reservation of Easements. This document requires that provisions are made for the maintenance of all property in the Evendale Commons “PBD”.

Tim - Agreed

- iv. ***Easement language for access between Reading Road out parcels***

The Declaration of Covenants and Restrictions and Reservation of Easements provides for the cross access between the seven (7) lots fronting on Reading Road that share access points.

Tim - Agreed

v. Mill Creek easement language & ownership issue

Anchor Properties or their designated entity will own the portion of Evendale Commons contained within the Mill Creek Floodway (GB-1 and GB-2) until such time as an entity is identified that is acceptable to the Village to whom ownership can be transferred. Draft Conservation Easement language has been submitted to the Village Solicitor for review.

Tim – Clarify - Comments on easement language

vi. Evendale’s enforcement authority & mechanism to keep and require restrictions/covenants

The requirement for the Declaration of Covenants and Restrictions and Reservation of Easements is part of the “PBD” zoning approval. Failure to have the Declaration of Covenants and Restrictions and Reservation of Easements would be a violation of the zoning approval. The Village of Evendale, in making the Declaration of Covenants and Restrictions and Reservation of Easements a part of the zoning approval, has the ability to enforce all of the provisions of the Declaration of Covenants and Restrictions and Reservation of Easements as a part of the Zoning on this site similar to other provisions of the Zoning Code.

Tim – Agreed

James - Agreed

• Seasonal outdoor sales as conditional use

The seasonal outdoor sales in the parking field have been eliminated from the review request.

Tim – Agreed

James - Agreed

• Seasonal outdoor sales (layout, structures, details)

The seasonal outdoor sales in the parking field have been eliminated from the review request. All of the seasonal outdoor sales will take place within the garden center which is enclosed by decorative fencing to screen the area and control the location of merchandise.

Tim – Agreed

James - Agreed

- **Outdoor displays/storage (fuel center, pharmacy, auto, etc.)**

The fuel center has been eliminated with this submission so there will be no outdoor display associated with it. The pharmacy has no outdoor display or storage. The auto service area will not have any outdoor display or storage area. All of the work performed on vehicles will be done inside the building. Any storage of parts will be done within enclosures with no parts being outdoors on display.

Tim – Agreed

James - Agreed

- **Vending machines outside**

All vending machines will be located inside the building.

Tim – Agreed

James - Agreed

- **Examples of 3-5 existing Wal-Mart locations with neighborhood retail co-habitants**

Following are examples of other locations where large scale retailers have successfully co-located with neighborhood retail:

1. *Fort Wright, Kentucky*
2. *Deerfield Township/Mason Montgomery Road*
3. *Miami Township/State Route 28 and By-Pass 28*
4. *Deerfield Township/Waterstone*

Tim – Agreed

James - Agreed

- **Examples of 3-5 existing Wal-Mart locations with office co-habitants**

Following are examples of other locations where large scale retailers have successfully co-located with offices:

1. *Deerfield Township/Waterstone*
2. *Deerfield Township/Governors Point (Mason-Montgomery Road)*
3. *Florence, Kentucky / Houston Road*

Tim – Agreed

James - Agreed

3) Topographical/Infrastructure

- **West detention/drainage area impact on office area to the west**

The detention basin on the western portion of the Wal-Mart site will not negatively impact the development of the Office Park. The basin is to be east of a 5 foot tall earthen mound which will be landscaped with a variety of deciduous and non-deciduous plant material, planted at 6 to 8 feet in height. To the west of the landscape area is a 50 foot wide access way that is being reserved to provide access to the Formica property to the south. To create a substantial bermed/landscaped area, the access way has been shifted 40 feet to the west. The office development is west of the right-of-way and will not be impacted by the detention basin which must be maintained in good condition per the Declaration of Covenants and Restrictions and Reservation of Easements to which the Village is a party.

Tim – Agreed

James – Requires further discussion - Based upon the landscaping plan this area appears to be adequately screened from the adjoining lots. However, it would be required that additional landscaping buffers will be planted in the office area lots that will provide further screening.

- **Fencing area around detention and retention areas**

- i. *front yard prohibition*

The Evendale Commons Business Park is a “PBD” Planned Business Development and as such Planning Commission has the ability to modify the requirements of the Zoning Code.

Tim - Agreed

- ii. *need/liability*

Due to liability issues, Wal-Mart requires that all storm water management basins on property owned by Wal-Mart must be fenced.

Tim - Agreed

- iii. *size & location*

The fencing will be a six foot tall decorative black metal fence to imitate wrought iron. The fence will be located within the basin so that approximately four feet of the fence will be visible. Landscaping material will be added to the area as indicated on the Submitted Plans. A section of the eastern retention basin provides an illustration of how the fence will be viewed.

Jack – Requires further discussion

Tim – Agreed

James - Agreed

- iv. *Village eventually take over maintenance*

The proposed storm water management basins are on private property and will not be under the responsibility of the Village of Evendale for maintenance. The ongoing maintenance of the basins is required by the Declaration of Covenants and Restrictions and Reservation of Easements.

Tim – Agreed

James – Agreed - The developer shall maintain the detention/retention basins under provisions covered in the covenants and restrictions.

v. Gravel access to areas

The maintenance road to the basin will be a well maintained gravel access.

Tim - Requires more discussion (should this be in the Declaration of Covenants and Restrictions?)

James - Agreed

vi. Width of access opening

The width of the access to the basins is eight feet which is sufficient for ongoing routine maintenance of the area.

Tim - Disagree (plans show 12' access drive, see Wal-Mart detail sheet 3 of 8)

James - Agreed

vii. On-going maintenance

The Declaration of Covenants and Restrictions and Reservation of Easements (a draft copy has been provided to the Village Solicitor) address the ongoing maintenance of the Evendale Commons including individual buildings and common space areas. These Covenants are still enforceable should a building be temporarily vacant. Planning Commission, in their June 28, 2004 recommendation of approval for the project, Item (d) required signed covenants that would address the conditions of approval including maintenance.

Tim – Agreed

James - Agreed

- Retaining wall along south of site detail**

A detail is provided of the proposed retaining wall. The wall is to have a maximum height of 15 feet and be constructed of concrete masonry units to match the color of the Wal-Mart building.

Tim – Requires further discussion - No detail of retaining wall provided

James – Requires further discussion - Details still need to be addressed.

- **Pallet and bale storage area on west of site detail and coordination with office area to west**

The location of storage area on the west side of the building is now designated on the plans. Given its location, the separation between the office areas to the west and the proposed berming and landscape, it will not have an impact on the office area.

Tim - Disagree, should provide site line drawings

James - Agreed

- **Lighting bollard locations coordinated with islands**

Due to the reduction and relocation of parking on this site in comparison to Wal-Mart's parking standard, Wal-Mart is unable to add additional landscape islands in order to coordinate the lighting within. Eighteen of the light poles currently fall inside of a parking island, fourteen do not.

Tim – Agreed

James - Agreed

- **Lighting on main streets consistent with Wal-Mart site**

There will be two (2) types of freestanding light fixtures within Evendale Commons. The public streets and common areas will be illuminated by one type of fixture while the parking areas within the development will utilize another fixture for illumination. In limiting the development to two (2) fixtures, a design pattern is created. For the street and common areas, Anchor Properties has narrowed the selection to two (2) options (Detail Sheets attached) and would appreciate the input of the Commission. Concept One is a fixture that is similar to the existing fixtures in the Village as suggested by the Reading Road Revitalization Study. The second Concept mixes a different look that could be incorporated in other developments within the Village. Both concepts would utilize bronze poles and metal halide bronze fixtures. Details for both concepts are attached. The fixtures submitted for use in the Wal-Mart and other retail and office parking fields are complimentary to those proposed for the streets and common areas. The fixture is a flat lens metal halide shoe box design that would be mounted at a height of 32 feet. A Detail of the fixture is attached. Although the common area and parking area fixtures are not identical, they are complimentary and share many common elements (color, type of light, mounting height, etc.) creating consistency within the development.

Tim – Agreed

James – Requires further discussion - Wal-Mart's engineer/architect has submitted styles of light fixtures for Planning Commission approval.

- **Aesthetics of lighting on Wal-Mart area**

The light fixtures for the Wal-Mart and other parking areas within Evendale Commons will be functional to limit light spillage and complimentary to the balance of the development. The bronze color is designed to detract attention from the light and help in blending it into the site features.

Jack – Requires further discussion

Tim – Agreed

James - Agreed

- **Inter-face between Wal-Mart and common area lighting**

The fixtures submitted for use in the Wal-Mart and other parking fields are complimentary to those proposed for the streets and common areas. The fixture is a flat lens metal halide shoe box design that would be mounted at a height of 32 feet. A Detail of the fixture is attached. Although the common area and parking area fixtures are not identical, they are complimentary and share many common elements (color, type of light, mounting height, etc.) creating consistency within the development.

Jack – Requires further discussion

Tim – Agreed

James - Agreed

- **Grade elevation of fuel center as compared to Reading Road**

The fuel center has been removed from this submittal and review.

Tim – Agreed

James - Agreed

- **Parking spaces (amount, size)**

The proposed Wal-Mart store contains a total of 219,268 square feet including the garden center. Based on the parking requirements of Section 1258.04 of the Evendale Zoning Code, the following parking is required:

Wal-Mart Parking Analysis:

<u>General Retail</u>	103,329 sq. ft.
	1 space per 250 sq. ft. Gross Floor Area
	414 spaces required Tim - Should be 413

<u>Grocery Store</u>	89,772 sq. ft. 1 space per 250 sq. ft. Gross Floor Area 360 spaces required Tim - Should be 359
<u>Garden Center</u>	19,819 sq. ft. 4 spaces per 1,000 sq. ft. plus 1 space per 1.5 employees 80 spaces Tim - Should be 79 + 8 spaces (12 employees) 88 spaces required Tim - Should be 87
<u>Tire/Lube/Battery</u>	6 Service Bays (6,348 sq. ft.) Tim - Plans show only 5 bays 3 spaces per service bay + 1 space per employee 18 spaces Tim - Should be 15 + 8 spaces (8 employees) 26 spaces required Tim - Should be 23
<u>Fuel Center</u>	1 space per employee + 1 per 250 sq. ft. of retail 2 spaces required Tim - No fuel Center included in PBD Plan
<u>Total Required for Wal-Mart:</u>	890 parking spaces Tim - Should be 882

The proposed Wal-Mart has a total of 965 parking spaces which is within 10% (979) of the number of spaces required by Code. Per the Design Requirements the parking spaces can be designed at 9' X 18'.

Tim - Disagree (Calculations are wrong should be as listed above based on 1258.04 (a) (1)) However, they still meet the 10% rule by five spaces.

James - Based upon our calculations this analysis is acceptable. If the parking is calculated strictly as 4 spaces per 1000 sf, the totals are the same.

4) *Mill Creek*

- **Easement language and Ownership recommendation and language from Solicitor**

Anchor Properties or their designated entity will own the portion of Evendale Commons contained within the Mill Creek Floodway (GB-1 and GB-2) until such time as an entity is identified that is acceptable to the Village to whom ownership can be transferred. Draft Conservation Easement language has been submitted to the Village Solicitor for review.

Tim - Clarify- Comments on easement language

James – Agreed

- **Clarify pedestrian access to Mill Creek floodway area from Evendale Commons areas**

Future pedestrian access to the areas of GB-1 and GB-2 are indicated on the detail sheets GB-1 and GB-2 and will be labeled as such.

Tim - Disagree, no access shown or labeled

James - Agreed

- **Wetlands relocation area**
 - i. *In easement are*
 - ii. *Removal of large trees in that relocation area*

There will be minimal disturbance in relocating the wetlands area to the Mill Creek. Anchor Properties will prepare a detailed Wetland Relocation Plan which will be submitted to the Village Engineer for review and approval.

Tim – Agreed

James – Agreed - This plan has been submitted to and approved by the Army Corps of Engineers.

- **Grading inside easement area**

Anchor Properties will prepare a detailed Wetland Relocation Plan indicating grading which will be submitted to the Village Engineer for review and approval.

Tim – Agreed

James – Agreed - This plan has been submitted to and approved by the Army Corps of Engineers.

- **Headwalls draining storm water from developed site area**

A detail of the headwall discharge is located on Sheet number C-6.2.

James – Requires further discussion - The storm system shall be evaluated by the Village Engineer as it is designed and submitted. The current submittal for Wal-Mart indicates landscaping and fencing around the detention/retention basins that will buffer the visibility of the headwalls.

- **Litter control (Mill Creek drainage)**

Efforts will be made to keep litter within the Evendale Commons development to a minimum. Trash receptacles designed in keeping with the development (sample to be provided) will be provided throughout the common areas. All waste areas (compactors or dumpsters) will be located within enclosures that meet or exceed Village requirements. Additionally, signage will be posted prohibiting litter and the businesses are to enforce a litter control policy for their business as required in the Declaration of Covenants and Restrictions and Reservation of Easements. The Declaration of Covenants and Restrictions and Reservation of Easements can be enforced as a zoning requirement since this was a requirement of the PBD.

Tim – Agreed

James - Agreed

- **Orientation of Reading Road outlots front doors**

The final orientation of the buildings to be located on the seven (7) lots fronting Reading Road will be as approved on the Final Development Plan for each lot. No service elevation of a building will be directly adjacent to a public right-of-way.

Tim – Agreed

James – Disagree - The frontage of the lots should be required to be Reading Road.

- **Site wildlife displacement (Planning Commission)**

Planning Commission is to address this issue.

Jack – Not an issue the Planning Commission has the ability or the jurisdiction to address.

5) Architectural Features

- **Incorporate Brad's comments**

- 1) Access to the parking field is poor at best, with most access points hitting the ends of parking lanes that are going the wrong way. Traffic exiting is will look for the egress drives, but entering traffic is likely to take the parking aisle they first hit whether it is the right direction or not. I don't have the plans with me, but if I remember correctly, there is no direct roadway connection to the aisle in front of the store. Access is only through the parking field.

The parking field has been revised to remove the fuel center and realign the drive aisles with the access points.

Tim – Agreed

James – Agreed

- 2) The islands at the ends of the parking aisles nearest the building are all painted instead of landscaped. Landscaping at this area was shown on the initial submittals, and is critical at this point where motorists become pedestrians again as the walk to and from their cars and the entrances. The concept plans also indicated landscaping against the building, and there is none on the Wal-Mart plan.

The islands located closest to the building that are not associated with handicapped parking spaces have been revised to be landscaped as opposed to painted. Additionally, landscape areas have been added to the front of the Wal-Mart store.

Jack – Requires further discussion

Tim – Agreed

James - Agreed

- 3) The concept plans indicated a building mass that angled prior to the central spine, setting up a visual connection to the portion of the development north of the spine. The Wal-Mart plan not only doesn't include the angle, but locates auto service and other items at that end which will permanently separate the Wal-Mart from any development north of the spine. This may limit the convenience of parking once and walking to other retailers, and may also limit the extent to which other retailers can build on Wal-Mart's customer draw.

The building design shown on the concept plan was schematic and not representative of a final building footprint which was to be presented and approved with a Final PBD Plan. Additional landscaping has been added to the area to the north of the Wal-Mart site to strengthen the spine of the development and provide connectivity.

James – Agreed - As requested by Planning Commission and the Village of Evendale administration, the original site plan was a conceptual interpretation of what “might” be constructed. However, the developer has always maintained that modifications would be required based upon the construction parameters of the individual tenants.

- 4) The PUD speaks of Anchor's intent to own and maintain the property with some provisions for sale of parcels. I believe this was presented with the understanding that some of the office sites along the west side might be sold. The plans indicate that the Wal-Mart parcel will be deeded property. I'm concerned about this because Wal-Mart is not known for good maintenance.

The PBD Evendale Commons Business Park Requirements (page 2 second paragraph) provided for the following:

It is Anchor Properties intent to own, develop and lease office, retail, and other service facilities, but reserve the right to plat parcels for some users who desire to invest in Evendale and become owner occupants. All entities will be required to conform to the requirements of this PBD Overlay District including issues of overall quality and architectural design compatibility.

As an owner of property in the Evendale Commons, Wal-Mart will be subject to the maintenance requirements contained in the Declaration of Covenants and Restrictions and Reservation of Easements which are enforceable by the Village.

Tim – Agreed

James – Agreed - As noted above, both the approved PBD submittal of August 27, 2004 and the proposed May 3, 2005 submittal include provisions for both owner-occupants and leasees.

- 5) I have not had a chance to review the eastern "retention" basin in detail, but am concerned about it visually and how easily it can be maintained visually. It can be a pleasant feature, but looks like it might not be as currently designed.

A detail of the eastern retention basin has been prepared and will be submitted that illustrates the water feature, landscaping and fencing. Access to the basin has been designed

to ensure the ability to properly maintain the area as required in the Declaration of Covenants and Restrictions and Reservation of Easements.

Tim – Agreed

James – Agreed

- 6) With the extent of site work being done, I would like to see some grading provisions for the future trail along the creek so future trail construction can be done with minimal disruption.

Anchor Properties has made provisions for accessing the future trail to be developed within the GB-1 and GB-2 areas of the Evendale Commons. Additionally, pedestrian access is being provided from the development to the GB-1 and GB-2 areas, however, grading for the future trail would be premature and would require the review and approval of the Army Corp of Engineers. Although Anchor Properties has made provisions for accessing the trail, they are not constructing the trail.

Tim – Agreed

James - At this time, the Mill Creek Conservancy District has voted to dissolve. Therefore, the recognized authority of the Mill Creek will default to either the Village of Evendale or some other operation. The recreational uses of the Mill Creek have been proposed, in theory, for a number of years, none of which have come to fruition. Given the above parameters, all the developer can be expected to perform at this time is to prepare the area in a manner consistent with the adjoining properties.

- **Rear and side elevations consistent with front elevation level of design**

The north elevation (side) of the Wal-Mart store has been revised to be quik-brik, consistent with the front elevation. The rear elevation (west) of the store has been revised to be a mix of quik-brik and split face block. The quik-brik will be on the upper portion of the elevation which may be visible in areas through the landscape buffer. Revised building elevations will be provided.

Tim – Agreed

James – Requires further discussion – Revised drawings and material sample boards are to be provided.

- **Kiosk for auto area, TLE, detail**

The Kiosk associated with the auto service area has been eliminated.

Tim – Agreed

James – Agreed

- **Sample board of building materials**

A sample board of building materials and colors has been prepared.

Tim – Agreed

James – Requires further discussion

- **Mechanical locations**

The mechanical equipment will be located on the rooftop and screened from view on all sides by a parapet wall.

Tim – Agreed

James - Agreed

- **Awning material**

The material selected for the awnings on the front elevation is green standing seam metal. This material was selected for its aesthetic appeal, long term durability and the ability to mimic one of the materials utilized in the Village Municipal Complex.

Tim – Agreed

James – Requires further discussion – Wal-Mart Architect is providing material sample

- **Quik-brik color**

The quik-brik color that was selected was chosen to compliment the quik-brik utilized in the Village Complex. Another color option is available and quik-brik samples will be provided for selection of the color.

Tim – Agreed

James – Requires further discussion – Wal-Mart Architect is providing material sample

- **Softness/curvature of front elevation features**

- Note central clock tower & court yard drawings in approved PBD*
- Pergola, seating area around center of building front*

Four (4) quik-brik planters have been added to the front of the store that also provides a seating opportunity. Wal-Mart's architect will be present at the meeting to discuss other possible options for softening of the front façade.

Jack – Requires further discussion

Tim - Agreed

James - Agreed

- **Cart corrals fencing/retaining structure**

The galvanized corral is the most appropriate cart corral given the heavy usage and minimal maintenance. This type of corral is utilized as an industry standard.

Tim – Agreed

James – Requires further discussion – Planning Commission to give clarification

- **Cart access to store and storage/screening of retrieved carts**

All shopping carts will either be stored in the building ~~or behind a four foot tall quik-brik screening wall located adjacent to the front elevation of the building.~~ The screen wall has been added to the front building elevation.

James - Agreed

- **Additional materials that are appliqué on front of building**

The building materials that have been selected for the building were specifically chosen to complement those used elsewhere in the Village.

Tim – Agreed

James - Agreed

- **Lighting on building detail/possibility**

Accent lighting will be added to the two (2) main entryways on the front building elevation. Selection of this lighting shall be coordinated between the developer and the Village to assure appropriateness to the overall development. Sample fixtures will be provided.

Tim – Agreed

James – Requires further discussion – Wal-Mart Architect to provide lighting samples for approval

- **Fuel center design**

The fuel center has been removed from the application.

Tim – Agreed

James - Agreed

6) **Landscaping**

- **Incorporate Ralph's comments**

1. *The concept plan showed a strong connection between the Retail and Office by use of the "Center Allee" with walks and landscape. On the current plan this connection is lost by the landscaping/walks not extending uninterrupted to the office and the non-tee intersection connection to the future lot. A relook at coordinating all the plans and trying to better follow the original concept would allow this important feature to be a stronger visual element in the project.*

The "Center Allee" concept has been revised and strengthened through the elimination of adjacent parking spaces, the inclusion of additional landscaping and open space and the redesign of the access roadway through Area A-2.

Ralph - The only comment I have relates to the request for additional islands under No. 6 - Landscaping. The comment requests additional islands.....not moving the proposed light poles.

Tim - Agreed

2. *Detention at entrance must be "wet" and normal pool water depth must be deep enough to not be a maintenance issue (at least 7' deep).*

The retention basin at the front of the Wal-Mart store will be west with an average basin depth of 10 feet. The basin will include a water feature to aerate the pond and provide for maintenance access.

Tim – Agreed

James – Agreed

3. *The appearance on the rear west and north sides of the Wal-Mart building will be key to the success of the office behind the building. Using brick facing and additional landscaping is warranted.*

The Wal-Mart Architect will discuss building elevation options with the Planning Commission.

James – Requires further discussion – Wal-Mart Architect is providing material sample

- **Additional islands to match lighting (9 locations) limit total spaces in a row to 15**

The lighting locations cannot be relocated within the parking field and still provide adequate illumination.

Tim – Agreed

James - Agreed

- **Mounding of landscaping around rear detention basin**

There will be a landscaped earthen berm with a maximum height of 5 feet. The berm and landscaping are included on the Final PBD Plans.

Tim – Agreed

James – Agreed

- **Encroachment of Formica easement/ROW access**

Neither the proposed berming or landscape material west of the detention basin will encroach on the access to the Formica property to the south.

Tim – Agreed

James – Agreed

- **Court yard walkway area and parking adjacent**

The majority of the head in parking adjacent to the Courtyard walkway has been eliminated.

Tim – Agreed

James – Agreed

- **Planting urns for front of building**

Four (4) planting beds have been added to the front of the store that will contain perennial and seasonal plant material.

Tim – Agreed

James – Agreed

- **Trash receptacles on site and common areas**

Trash receptacles will be provided. A detail of the receptacle fixture is provided, which complements the seating fixtures.

Tim - Requires more discussion, no detail of trash receptacles provided

James – Requires more discussion

- **Existing tree incorporation to site**

Existing trees will be removed only where grading requires removal.

Tim - Requires more discussion, no indication on plan of what trees will remain

James - Agreed

- **Feature around fuel center other than flat grass area**

The fuel center has been eliminated and the parking and landscaped areas redesigned.

Tim – Agreed

James - Agreed

- **Consistent features incorporated to the Wal-Mart site as decided for rest of the site**
There will be a number of repetitive features utilized on the Wal-Mart site including building materials and colors, landscape material, lighting details, waste receptacles, etc.

Tim – Agreed

James - Agreed

7) Development Features/Signage

- **PBD page 9 requirement exceeded in this submittal**

i. Directional vs. designation

The following on-building wall signage is considered directional signage as it provides guidance to customers for access and is not visible off the site:

Front Elevation:

“Tire & Lube Express” with arrow: 93.48 SF

Side (North) Elevation:

<i>“Wal-Mart” Tire & Lube Express” with arrow:</i>	<i>77.11 SF</i>
<i>“Tires”</i>	<i>3.26 SF</i>
<i>“Tires”</i>	<i>3.26 SF</i>
<i>“Lube Express”</i>	<i>8.96 SF</i>
<i>TOTAL:</i>	<i>92.59 SF</i>
	<i>(on 4 signs)</i>

Side (South) Elevation *(Not indicated on building elevations):*

“Wal-Mart” 48.20 SF

"Pharmacy Drive Thru"	31.00 SF
"Pharmacy Drive Thru"	31.00 SF
"Exit"	2.42 SF
"Exit"	2.42 SF
"Enter"	3.25 SF
"Enter"	<u>3.25 SF</u>
TOTAL:	121.54 SF
	(on 7 signs)

Total Directional Signage: 307.61 SF

Tim - Disagree, Directional Sign is defined in section 1262.03 of the code. Most of these signs do not meet the definition.

i. Canopy/awning total square footage

Front Elevation:

"Food Center"	50.42 SF
"Optical"	10.26 SF
"Retail Centers"	44.35 SF
"Pharmacy"	14.56 SF
"Garden Center"	<u>59.92 SF</u>
Total:	179.51 SF
	(on 5 awnings)

Of this signage, both the "Optical" and "Pharmacy" are references to tenant space and services provided within the store. The "Food Center", "Retail Center" and "Garden Center" are located over entrances to direct customers to specific parts of the store.

Tim - Disagree, the adopted PBD plan, Part 6 allows a maximum 40 sq. ft. of canopy/awning signs per building

i. Wall mount total square footage

Front Elevation:	"Always"	145.64 SF
	"Wal-Mart"	190.00 SF
	"Super Center"	39.00 SF
	"1 HR Photo"	16.50 SF
	"Always"	<u>145.64 SF</u>
	TOTAL:	536.78 SF
		(on 5 signs)

Tim - Disagree, the maximum flat sign or wall sign allowed per Part 6 of the PBD plan is 200 square feet.

- Total review of signage

The proposed sign package for the Wal-Mart site has been reduced from the original submittal and as reflected in the above breakdown includes:

*Directional Signage: 307.6 square feet on twelve (12)
signs on three (3) elevations.*

*Canopy/Awning Signs: 179.51 square feet on five (5)
canopies on the front elevation.*

*Wall-Mounted Signs: 536.78 square feet on five (5) signs
on the front building elevation.*

Combined signage accounts for the following percentage of each building elevation:

*Front (East) Elevation: 3.5%
Side (North) Elevation: 1.0%
Side (South) Elevation: 3.0%*

Building elevations will be submitted with the revised signage included.

Tim - Requires more discussion

James – Requires more discussion - Because this is PBD, planning commission may modify the signage requirements in accordance with the approved submittal of August 27, 2004, Part six, Section G (1). Planning Commission should evaluate the signage whether it is functional, aesthetic, size appropriate for this building.

- **Kiosk determination (sign or outbuilding)**

The Kiosk has been removed from the submittal.

Tim – Agreed

James - Agreed

- **Fuel center signage**

The fuel center has been removed from the submittal.

Tim – Agreed

James - Agreed

- **Location of incidental signs**

The only additional signage will be located on the cart coral. A sample is provided.

Tim – Agreed

James – Requires further discussion – Sample of sign is to be provided

Tim - For all comments related to Covenants and Restrictions: reviewed and commented on draft covenants and comments incorporated to Solicitor's satisfaction. Attachment to covenant will incorporate final conditions of approval.