



ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a Special Use for Planned Unit Development, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy
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Presenter:	Russell Colby
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*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (8/5/15)		City Council

Estimated Cost:		Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

TCM Illinois, applicant, is proposing to redevelop the vacant bank property located at 1500 Rt. 38/Lincoln Hwy for the purpose of constructing a CVS Pharmacy and a multi-tenant commercial building. The property is part of the St. Charles Commercial Center PUD. The applicant is proposing to amend the PUD to establish new development standards for the property. The proposal includes the following:

- Demolish the existing structure.
- Subdivide the lot into two lots.
- Proposed Lot 1 will contain a 13, 225 sf CVS store with drive-through and 72 parking spaces.
- Proposed Lot 2 will contain a 4,620 sf retail building with up to four units and 19 parking spaces.
- Landscaping throughout the site.

The proposal necessitates applications for Special Use for PUD to amend the St. Charles Commercial Center PUD and replace it with a new PUD ordinance, approval of a PUD Preliminary Plan, and a Preliminary/Final Plat of Subdivision.

**Plan Commission Recommendation:**

The Plan Commission held a public hearing on 8/4/15 and voted 6-0 to recommended approval of the applications, subject to resolution of staff comments prior to City Council action.

**Attachments:** *(please list)*

Plan Commission Resolution, Staff Report, Applications, Plans

**Recommendation / Suggested Action** *(briefly explain):*

Plan Commission recommendation to approve a Special Use for PUD, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy

*For office use only:*

*Agenda Item Number:* 4C

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 11-2015**

**A Resolution Recommending Approval of an Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Rt. 38 (TMC Illinois, LLC)**

**Passed by Plan Commission on August 4, 2015**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Rt. 38 (TMC Illinois, LLC); and,

WHEREAS, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
  1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
  2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
  3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
  4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
  5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
  6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
  7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed CVS Pharmacy Building and adjoining commercial/retail building will result in an attractive development and will become an integral part of the community. CVS Pharmacy provides a valuable service to the community allowing patrons to fill prescriptions from their vehicle by utilizing the drive-through facility. This convenience is particularly important to older adults, parents traveling with children and for everyone in the general public during inclement weather.

With respect to the land use, it is important to point out that Applicant's proposed PUD replaces an existing PUD granted to State Bank of St. Charles. Applicant is tearing down an outdated abandoned bank building and is investing considerable capital through brand new construction activities with two new buildings. Because the use and intensity of a bank is similar to that of a pharmacy in terms of pedestrian and vehicular traffic, Applicant's proposed PUD will constitute a harmonious mix of land uses as compared to the prior PUD. In sum, the nature of the property use will essentially be the same and will not result in Applicant destroying any native mix of vegetation. Applicant's proposed use will have no environmental impact that is different than the prior PUD and its buildings will be constructed in accordance with current codes and standards.

Applicant's project will generate tax revenue. The project will provide jobs and stimulate economic development as compared to the current abandoned building. Further, the presence of CVS Pharmacy typically will bring additional retailers to the area who regularly follow CVS developments. The proposed development may also serve to spur redevelopment in the adjoining areas.

**ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**

- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The proposed PUD will house a brand new development that will provide brand new retail and office amenities and services within the community not currently being offered on the site. Applicant's proposed PUD provides superior landscaping, buffering and high quality architectural design and elevations. Applicant will adhere to all applicable stormwater ordinances and all applicable building and safety codes. The proposed development and PUD will not impact natural areas, wildlife or historic buildings in any manner more intensely than the prior PUD granted in the 1980's. The new PUD essentially is a redevelopment and reinvigoration of an abandoned bank site that contains old and outdated construction with no viable commercial users. The new development will attract new businesses and patrons to St. Charles and will stimulate the local economy and tax base.

**iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

As outlined in Applicant's Rider to Application for Development Approvals (Exhibit "A"), the public will be served by the full-service CVS Pharmacy® retail store complete with drive-through facility as well as the adjacent retail-office building to be constructed on lot two of Applicants proposed subdivision.

**B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

Applicant's buildings, roadways, and stormwater drainage system will strictly adhere to applicable codes and ordinances and are provided as part of the overall Planned Unit Development. Also see Exhibit "A".

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

Applicants proposed Planned Unit Development replaces an existing planned unit development, from the 1980's housing an abandoned bank building. The proposed PUD will not be injurious to the surrounding community and will encourage further economic development. Also see Exhibit "A".

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed economic development is consistent with the prior PUD and will not impede the normal and orderly development in the area. The proposed development is not inconsistent with the 2013 City of St. Charles Comprehensive Plan. Also see Exhibit "A".

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

Applicant's proposed PUD will not endanger the health, welfare, or safety of the surrounding area given that Applicant's proposed use is consistent with the prior PUD and will provide a benefit to the surrounding community. Also see Exhibit "A".

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

Applicant will adhere to all applicable codes. See also departures set forth within Exhibit "A".

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

Applicant is redeveloping an existing PUD housing an abandoned bank building. The new PUD will house a brand new CVS Pharmacy® building complete with drive-through facility. In addition Applicant proposes to develop on lot two a 4,620 square foot office/retail building. These new developments will increase tax revenue to the City of St.

Charles and encourage further economic development in the vicinity as well as further the economic well-being of the city. Also see Exhibit "A".

**v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

In accordance with the City of St. Charles, Illinois 2013 Comprehensive Plan prepared in conjunction with Planning Consultant Houseal Lavigne Associates, LLC, the Subject Property is designated within the "*Neighborhood Commercial*" land use designation. Pursuant to the Comprehensive Plan, areas designated as Neighborhood Commercial are intended for smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, small office uses, convenience and specialty retailers, and more are appropriate. (See 2013 Comprehensive Plan at p. 46).

Applicant proposes pharmacy, retail, and small office uses on the Subject Property. These proposed uses for the Subject Property are compatible with the Comprehensive Plan of the City of St. Charles and satisfy the long-term objectives clearly outlined in the 2013 Comprehensive Plan.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Rt. 38 (TMC Illinois, LLC); subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Wallace, Kessler, Holderfield, Macklin-Purdy, Pretz, Spruth

Nays:

Absent: Doyle, Frio, Schuetz

Motion Carried: 6-0

PASSED, this 4th day of August 2015.

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Chairman  
St. Charles Plan Commission

Community and Economic Development  
 Planning Division

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**Staff Report**

**TO:** Chairman Todd Bancroft  
 And the Members of the Planning & Development Committee

**FROM:** Russell Colby, Planning Division Manager

**RE:** 1500 Rt. 38 – CVS Pharmacy (St. Charles Commercial Center PUD)

**DATE:** August 7, 2015

**I. APPLICATION INFORMATION:**

**Project Name:** 1500 Rt. 38 – CVS

**Applicant:** TCM Illinois, LLC

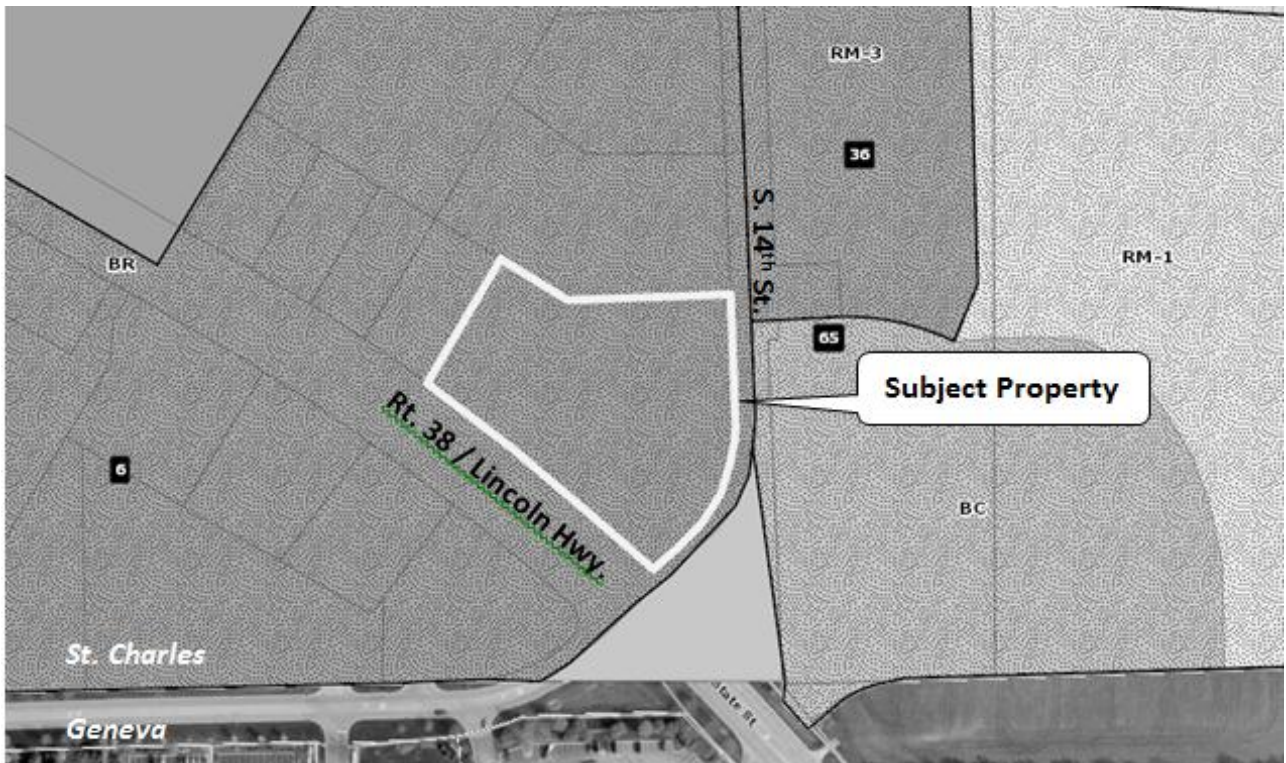
**Purpose:** To redevelop the site for a CVS Pharmacy and multi-tenant retail building.

<b>General Information:</b>		
<b>Site Information</b>		
Location	<b>1500 Rt. 38 (northwest corner of Rt. 38 and S. 14<sup>th</sup> St.)</b>	
Acres	2.73 acres	
Applications	<b>Special Use (Amendment to PUD) PUD Preliminary Plan Preliminary &amp; Final Plat of Subdivision</b>	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 17 Subdivisions and Land Improvement Ordinance 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”	
<b>Existing Conditions</b>		
Land Use	Commercial (vacant office/former bank building)	
Zoning	BR- Regional Business (PUD)	
<b>Zoning Summary</b>		
North	BR- Regional Business (PUD)	Commercial
East	RM-3 General Residential & BC Community Business (PUD)	Carriage Oaks, undeveloped farmland
South	BR- Regional Business (PUD)	Commercial
West	BR- Regional Business (PUD)	Commercial
<b>Comprehensive Plan Designation</b>		
Neighborhood Commercial		

**Aerial**



**Zoning**





## **I. BACKGROUND**

### Property History

The subject property, 1500 Rt. 38 (Lincoln Hwy) is located at the northwest corner of Rt. 38 and S. 14<sup>th</sup> St. The property contains a vacant bank/office building.

The property is located within the St. Charles Commercial Center PUD. As such, development of the property is regulated under Ordinance No. 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”.

A PUD Preliminary Plan to develop the property as a drive-through bank was approved in 1988 under Resolution No. 1988-32 “Resolution Approving the Preliminary Plan for St. Charles Commercial Center Unit No. 7 (First National Bank of Geneva)”. The existing building was constructed as a drive-through bank in 1989. It has most recently been used for office space, but is currently vacant.

### Proposal

TCM Illinois, LLC, applicant, is proposing to redevelop the site for the purpose of constructing a CVS Pharmacy and a multi-tenant commercial building. The applicant is also proposing to establish new PUD development standards for the subject property. A subdivision is also proposed to divide the property into two lots.

The proposal includes the following:

- Demolish the existing structure.
- Subdivide the lot into two lots.
- Proposed Lot 1 will contain a 13,225 sf CVS store with drive-through and 71 parking spaces.
- Proposed Lot 2 will contain a 4,620 sf, retail building with up to four units and 19 parking spaces.
- Landscaping throughout the site.
- New freestanding sign.

## **II. STAFF ANALYSIS**

The applicant is proposing to create new PUD development standards for the subject property. Therefore, staff has performed an analysis of the submitted PUD Preliminary Plan to identify compatibility with the Zoning Ordinance, Title 17 of City Code. The following is a description of staff’s analysis.

### **A. PROPOSED USES**

Retail Sales is a permitted use in the BR zoning district. The pharmacy use would be considered Retail Sales under the Zoning Ordinance. Specific tenants have not been identified for the retail building.

The proposed CVS store includes a drive-through pharmacy. A Drive-Through Facility is a Special Use in the BR zoning district and would therefore require Special Use approval to operate on the site. However, the applicant is proposing to include “Retail Pharmacy/Drug Store with Drive-Through Facility” as a permitted use on proposed Lot 1, as well as Multi-Tenant Retail/Office as a permitted use on proposed Lot 2.

**B. ZONING STANDARDS**

The table below compares the submitted plans vs. the requirements of the BR zoning district only. Current PUD requirements are not included due to the applicant’s request to create new PUD standards for the subject property. Deviations from the zoning district requirements that are being requested as part of the proposal are indicated in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed	
		Lot 1 (CVS)	Lot 2 (retail bldg.)
<b>Min. Lot Area</b>	1 acre	2.17 acre	<b><i>0.55 acre</i></b>
<b>Lot Width</b>	None	-	-
<b>Building Coverage</b>	30%	14%	19%
<b>Building Height</b>	40 ft.	22’4”	20’4”
<b>Building Setbacks:</b>			
<i>Front (14<sup>th</sup> St.)</i>	20 ft.	138.8 ft.	20 ft.
<i>Interior side</i>	15 ft.	<b><i>6 ft.</i></b> (north side)	39 ft. (south side)
<i>Exterior side</i>	20 ft.	75 ft. (Rt. 38)	32 ft. (north side)
<i>Rear (west side)</i>	30 ft.	115 ft.	52 ft.
<b>Parking Setbacks:</b>			
<i>Front (14<sup>th</sup> St)</i>	20 ft.	20 ft.	20 ft.
<i>Interior side</i>	None	None (north side)	None (south side)
<i>Exterior side</i>	20 ft.	20 ft. (Rt. 38)	27 ft. (north side)
<i>Rear (west side)</i>	None	30 ft.	None
<b>Parking Stall Size</b>	9’ x 18’ OR 9’x16’ w/ 2 ft. bumper overhang	9’x18’ & 9’x18.5’	9’x18’ & 9’x18.5’
<b>Drive-Aisle Width</b>	12’ (One Way), 24’ (Two Way)	30’ & 30.5’	30’ & 30.5’
<b><sup>*</sup> T e Parking Requirement</b>	53 spaces (Lot 1) 18 spaces (Lot 2) (Retail: 4 spaces per 1,000 sf)	72 spaces	19 spaces

***Staff Comments:***

- The applicant is requesting deviations from the lot size requirement for Lot 2 and the interior side yard building setback for Lot 1.
- The applicant is also proposing parking stall size and drive-aisle width in excess of the zoning requirements. This is permitted, however it increases the impervious area of the site and reduces space available for landscaping.

**C. DRIVE-THROUGH FACILITY REQUIREMENTS**

A Drive-Through Facility is proposed for the CVS Pharmacy. The table below represents staff’s review of the relevant standards of **Ch. 17.24.100 Drive-Through Facilities**.

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces- General Drive-Through	5	Adequate space for 7 spaces
Required Stacking Space Size	9' x 20'	Stacking spaces are not dimensioned on the site plan
Screened from Public Street	Concealed from view from public streets to greatest extent possible, by their orientation, design, or screening	Concealed due to location at interior side of the building
Stacking Space Obstruction of Required Parking Spaces	Cannot obstruct access to required parking spaces	No parking spaces are obstructed

**Staff Comments:**

- The five required drive-thru stacking spaces, 9 ft. x 20 ft. in size, must be dimensioned on the site plan. There is adequate space to fit the required number of stacking spaces.

**D. LANDSCAPING**

A landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of **Ch. 17.26 Landscaping and Screening**. Deviations from the zoning ordinance standards that would be required to accommodate the development as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed	
		Lot 1 (CVS)	Lot 2 (Retail Bldg)
Overall Landscape Area	15%	29%	
Interior Parking Lot Landscape Area	10%	<b><i>8.4% - Deviation Requested</i></b>	
<b>Bldg. Foundation Landscaping</b>			
<i>Front wall (public entrance)</i>	75% of wall length	<i>None</i>	<i>None</i>
<i>Remaining walls</i>	50% of wall length	<i>None</i>	<b><i>Does not meet</i></b> (some foundation landscaping is shown on north and 14 <sup>th</sup> St. sides, but does not satisfy the requirement)
<i>Width of planting beds</i>	8 ft.	<i>N/A</i>	<b><i>Does not meet</i></b> (some foundation landscaping is provided, but is less than 8 ft. wide)
<b>Public Street Frontage Landscaping</b>	75%	Rt. 38: Meets requirement 14 <sup>th</sup> St.: Meets requirement	
<b>Parking Lot Screening</b>	50% to a height of 30 in.	Rt. 38: Meets requirement 14 <sup>th</sup> St.: Meets requirement	
<b>Street Frontage Trees</b>	1 tree per 50 lineal ft. (Rt. 38: 8 trees 14 <sup>th</sup> St.: 8 trees)	Rt. 38: 8 trees 14 <sup>th</sup> St.: 10 trees	
<b>Interior Parking Lot Shade Trees</b>	# of required shade trees = area of required interior parking lot landscaping / 160	28 tree required, <b><i>14 trees provided- Deviation requested</i></b>	
<b>Monument Sign Landscaping</b>	3 ft. around sign	Meets requirement- minimum 9 ft. around sign	N/A

**Staff Comments:**

- A significant amount of landscaping is shown both north and west of the CVS building. This landscaping is adjacent to the parking lot, but cannot be counted as within the interior parking lot area. If this landscaping were to be included, the interior parking lot landscaping requirements would likely be met.
- Staff has made the applicant aware that the Building Foundation Landscaping requirement could be met, or closely met, by reducing the width of all drive aisles down to the minimum requirement of 24 ft. for a two lane drive aisle. However, the applicant is not supportive of this change.
- Trash enclosures are proposed at the rear of the CVS and near the southwest corner of Lot 2. Trash enclosures must be designed to meet the requirements of **Ch. 17.26.120.A Refuse Dumpsters and Recycling Containers**. The Plan Commission suggested that the applicant work with staff to determine an alternate location for the Lot 2 trash enclosure.
- West of the subject site, a sidewalk exists on the south side of the private drive labelled as “Vanderbuilt Drive”. Extension of this sidewalk to 14<sup>th</sup> St. should be considered.
- A 4 ft. wide sidewalk is suggested along the west side of the retail building where a grass strip is currently shown.

**E. BUILDING ARCHITECTURE**

Building elevations have been submitted for the CVS and retail building.

The table below compares the submitted plans for CVS to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed CVS
<b>Building Articulation</b>	3 ft. wall projections/recesses over 20% of façades over 100 ft.	<b><i>Does not meet</i></b> (requirement applies to Rt. 38 side)
<b>Architectural Features #1</b>	50% of façade comprised of architectural features	Appears to meet, calculation TBD (requirement applies to Rt. 38 & 14 <sup>th</sup> St. sides)
<b>Architectural Features #2</b>	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement (requirement applies to Rt. 38 & 14 <sup>th</sup> St. sides)
<b>Window Transparency</b>	60% of façade from a height of 18 in. to 7 ft. covered with transparent windows.	<b><i>Does not meet</i></b> (requirement applies to Rt. 38 & 14 <sup>th</sup> St. sides)
<b>Public Entrance</b>	Public entrance must face primary street frontage	Meets; entrance angled to face corner of Rt. 38 & 14 <sup>th</sup> St.
<b>Entrance Articulation</b>	Public entrances must be articulated from building	Meets; entrance is set at an angle and articulated with a canopy and accent feature
<b>Roof Design</b>	Roof mounted mechanical equipment must be screened	Parapet provided
<b>Building Materials</b>	A list of approved & prohibited materials is provided. *EIFS may not cover more than 10% of any building wall	Primary building material is brick and split face CMU (permitted). Proposed EIFS <b><i>Does not meet</i></b> requirement.

**Staff Comments:**

- Staff suggested using the taller windows shown on the 14<sup>th</sup> St. elevation (or alternately providing spandrel glass panels to create windows openings of the same size). The applicant is not supportive of this change.

The table below compares the submitted plans for the retail building to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed Lot#2 Retail Bldg.
<b>Building Articulation</b>	3 ft. wall projections/recesses over 20% of façades over 100 ft.	N/A
<b>Architectural Features #1</b>	50% of façade comprised of architectural features	14 <sup>th</sup> St. and south sides meet, <b><i>does not meet</i></b> for north side. (requirement applies to 14 <sup>th</sup> St., south and north sides)
<b>Architectural Features #2</b>	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Will meet on 14 <sup>th</sup> St. and south sides if glass is transparent; <b><i>does not meet</i></b> for north side. (requirement applies to 14 <sup>th</sup> St., south, and north sides)
<b>Window Transparency</b>	60% of façade from a height of 18 in. to 7 ft. covered with transparent windows.	Meets requirement (requirement applies to 14 <sup>th</sup> St. and south sides)
<b>Public Entrance</b>	Public entrance must face primary street frontage	<b><i>Does not meet</i></b> ; primary street frontage is 14 <sup>th</sup> St. and entrances faces Rt. 38
<b>Entrance Articulation</b>	Public entrances must be articulated from building	Meets; entrances are articulated with canopies
<b>Roof Design</b>	Roof mounted mechanical equipment to be screened	Parapet provided, meets requirement.
<b>Building Materials</b>	A list of approved & prohibited materials is provided. *EIFS may not cover more than 10% of any building wall	Primary building material is structural brick (permitted). Proposed EIFS <b><i>Does not meet</i></b> requirement.

**Staff Comments:**

- Most of the building design deviations are due to the site layout, which places the back of the proposed building against the private drive. The back of the building will be visible from 14<sup>th</sup> St. The other visible elevations meet or exceed the design requirements.
- The applicant stated at the Plan Commission meeting that the EIFS material would be replaced with fiber cement panels. Staff has requested revised elevations for review.

#### F. SIGNAGE

A freestanding sign is proposed at the corner of Rt. 38 and 14<sup>th</sup> St. Sign materials are not indicated on the rendering, but it appears to be EIFS.

Per the requirements of **Ch. 17.28 Signs**, four wall signs are permitted on the CVS building (based on four street frontages). Four wall signs are shown, the sizes of which meet the square footage requirement.

A total of four wall signs are permitted for the Lot #2 retail building. Eight wall signs are shown (two per tenant).

#### G. LIGHTING

A photometric plan has been submitted. The plan meets the light intensity regulations of **Ch. 17.22.040 Site Lighting**. The applicant will need to provide specification information on the lighting fixtures selected for the buildings and site to ensure compliance with this chapter.

#### H. ENGINEERING REVIEW

Engineering review comments have been provided.

##### *Staff comments:*

- Additional information regarding the underground stormwater vault has been requested.
- Some revisions to the on-site stormwater drainage design have been requested.
- Watermain is shown less than 10 ft. from the north wall of the Lot 2 retail building, which is less than the required separation.
- The sanitary sewer service connection for the CVS building should be relocated to an existing manhole that was not shown on the engineering plans.
- Sanitary sewer services require inspection manholes within 10 ft. of the building.
- The electric service design will need to account for the existing switch gear at the north end of the site and transformer(s) to serve the buildings. Easements for electric facilities will be required later and do not need to be shown on the Final Plat.

#### I. FINAL PLAT OF SUBDIVISION

Subdivision of the property into two lots is proposed, one lot for the CVS (“Lot 1”) and one lot for the retail building (“Lot 2”). The applicant has requested a combined Preliminary-Final Plat of Subdivision review process.

##### *Staff Comments:*

- 10 ft. perimeter utility easements are required along the perimeter of the subdivision, but are not necessary along the common Lot 1/Lot 2 property line. Utility easements exist on the north and south perimeter, but not the east and west perimeter of the subdivision. (The existing utility easement along the south property line is labelled with an incorrect recording number).
- Easements need to be added for stormwater facilities.
- Easements need to be added for reciprocal access and parking.
- An existing parking easement granted by 2008K008716 should be abrogated.

**J. SITE TRIP GENERATION**

The applicant has provided an analysis comparing the trip generation of the previous development vs. the proposed development. The analysis concludes that the surrounding roadway network is adequate for the proposed use.

**III. PLAN COMMISSION RECOMMENDATION**

The Plan Commission held a public hearing on 8/4/15 and voted 6-0 to recommended approval of the applications, subject to resolution of staff comments prior to City Council action.

**IV. ATTACHMENTS**

- Application for Special Use for PUD; received 7/10/15
- Application for PUD Preliminary Plan; received 7/10/15
- Application for Preliminary Plat of Subdivision; received 7/10/15
- Application for Final Plat of Subdivision, received 7/31/15
- PUD Preliminary Plans, dated 7/1/15
- Landscape Plan, dated 8/4/15
- Final Plat of Subdivision, dated 7/6/15
- Building Elevations, retail building- dated 6/1/15; CVS- 7/31/15
- Sign Renderings, dated 7/31/15
- Trip Generation Comparison