



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1
09-10-18

PROJECT NAME:	Lyons Exchange Center		
PROJECT NUMBER:	18080001		
LOCATION:	6401 Lyons Road		
APPLICANT/AGENT:	HNM Architecture		
REVIEW/APPLICATION	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
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Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
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Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Ryan Marken - Police Department	rmarken@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

ENGINEERING

PASSED

1. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual at Final Engineering review.
2. Additional comments may be provided and/or required upon review of any revised plans.
3. All required approvals from Broward County Health Department, Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



4. 8" water main to be relocated, existing to be removed.
5. Proposed water and sewer Easements need to be specified on plans.
6. No plants shall be located in any Utility Easements.

FIRE

HOLD

On page 236-WS-1, there is no hydrant near the FDC. Hydrant has to be within 100' (we prefer 25') of an FDC.

Possible solution: Move the FDC to the end island about 150' North of the current FDC location and place a hydrant there as well. This will allow the engine coming from the North to park there, away from the building and not blocking access.

GREEN

HOLD

General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, as applicable.
2. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City;
 - a. One (1) complete set of unlocked/unsigned plans in digital format.
 - b. One (1) complete set of PowerPoint (or other) presentation in digital format.
 - c. Eleven (11) *full sets* of printed site plan packages no larger than 11"X17", all DRC comments/responses, justification statements and other correspondence.
 - d. Sets/copies are required only when all revisions have been made and application has been determined by staff to be in compliance with applicable code requirements.
 - e. Staff to advise when packages are required.
3. Additional comments may be provided at DRC meeting and/or upon review of revised application.
4. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections to plans shall be done through plan revisions, graphics and/or notes. All corrected plans and documents shall be re-submitted per digital submittal requirements.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



5. Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.
6. Final site plan revisions shall be completed within seven days of City Commission approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise advised by staff. Building permits will NOT be issued until all outstanding DRC comments have been addressed, plan revisions are complete and outstanding fees have been paid.
7. Be advised, it is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner to ensure placement on a Planning and Zoning Board agenda.

Sustainable “Green” Comments

8. Sec.13-320(b)(3) – Property owner must maintain green building components for the life of the building. Please acknowledge and provide note on plans.
9. Staff acknowledges letter submitted addressing elements listed in Sec.13-320(b)(2). However, letter shall detail how the property owner intends to provide sustainable elements in the proposed site and building that EXCEED Florida Building Code and other applicable code requirements.
10. Sec.13-320(c)(3) – At time of building permit submittal, property owner shall provide a checklist for each green building item identified during the site plan process. Checklist must indicate how each item will EXCEED Florida Building Code and other applicable code requirements, Sec.13-320(c)
11. Sec.13-320(e)(1) – As an alternative to this section, projects can fulfill green building requirements by obtaining a valid certification through one (1) of the following outside organizations:
 - a. United States Green Building Council (LEED).
 - b. Florida Green building Coalition, Inc.
 - c. Green Globes.
12. Sec.13-320(e)(2) – At time of site plan submittal, property owner must provide a letter stating the intent to construct a green building project and identify the certification organization, if proposed.
13. Sec.13-320(e)(3) – At time of building permit submittal, property owner must provide appropriate documentation demonstrating the progress of certification and tentative certification timeframe.
14. Sec.13-320(e)(4) – Proof of certification must be provided to the development services department no later than eighteen (18) months from final building certificate of occupancy.



15. Sec.13-320(e)(5) – Property owner must maintain certification for the life of the building. Certification status and procedures shall be determined by the organization certifying the building.

Green Plan

16. The City Commission has adopted a City Green Plan, outlining city-wide “green” goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the DRC process. Provided below is a list of action steps from the plan that may be used for this project. A full list may be viewed on the City’s website under the “live green” tab.
17. *Action 1.2* – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.
See comments above.
18. *Action 1.6* – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.
Faux treatments do not meet the intent of actual green technology.
19. *Action 2.3* – Ensure public access to passive parks, recreational areas, open space, or greenway trails with ½ mile of all residents by 2020.
Provide sidewalk connection from site to existing sidewalks along Lyons Road.
20. *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.
Provide note on plans
21. *Action 5.3* – Require construction and demolition to divert 75% of waste from landfills.
Provide note on plans.
22. *Action 6.4* – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020.
Designation of alternative fuel, low-emission, hybrid and electric vehicles is encouraged.
23. Sec.13-37(b)(6) - A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.

LANDSCAPE ARCHITECTURE

HOLD

LP-1:

1. Per Sec. 13-443 (6) the required 6’ masonry wall is to be completed at the north end of the west property limits as the property is industrial adjacent to residential.



2. The West property requires in addition to the 1 tree per 40 LF for the perimeter requirement, 3 trees per 100 LF per Section 13-443 (6)- Industrial district abutting a residential district. Update data table accordingly. Note that these additional trees are required to be 15' Ht. x 8' Sprd. The continuous hedge is required for both sections.
3. IO-1 districts require 2 trees and 5 shrubs per 1,000 SF, where the data table states 1 tree per 1,000. Update data table and required numbers.
4. The north perimeter that abuts the existing parking spaces does not provide the required continuous hedge. The existing hedge for the adjacent property cannot be used to meet this requirement.
5. Under the East perimeter requirement in the data table, provide reference to overhead wires.
6. In addition to the shrub requirements along Lyons Rd. (East), a continuous hedge and tiered landscape is required. Three levels of landscape are to be maintained. Sod and trees/ palms are not considered as tiers. Additional landscape is required.
7. Provide the total numbers, the total required, and the total proposed for the 50% native calculations in the data table. The provided percentages can remain.
8. For the Diversification, provide sheet reference number, LP-2 – LP-5 for clarification.
9. The total required number and the total provided quantities for trees and shrubs total more than what is provided on the plant schedule. Each code section requirement is in addition to each other. Trees and shrubs counted for one code requirement cannot be counted for another code section.
10. City Green Plan note has blank square footage numbers for proposed canopy. Provide canopy square footage per proposed plant schedule.
11. In reference to irrigation note, the proposed irrigation pump enclosure location will need to be screened on three sides once established.
12. In data table, provide category breakdown for trees and palms per Sec. 13-444 (c)(1)

LP-2:

1. The size specified in the Plant Legend for the Christmas Palms contradict the specification in the Plant Schedule. For palms to be counted towards code requirements, they are to have a minimum of 8' CT. Also note that triple palms are counted as one palm.
2. The proposed Live Oak in the intermediate island on the south side of the building looks extremely close to the exfiltration trench. Recommend pushing the tree towards the front of the island or south of the trench to allow space.
3. Hydrant layout shown on landscape plans does not match the proposed civil plans. Coordinate locations and adjust landscape as needed. This applies to all utilities and landscape sheets.



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4. Building foundation planting requires two tiers, provide additional tier along the west side of the proposed building.

LP-3:

1. Landscape width at the NW corner of the building does not meet the 10' required by zoning. Provide dimensions for landscape areas around the proposed building.
2. Building foundation planting requires two tiers, provide additional tier along the west side of the proposed building.
3. Coordinate hydrant location with civil plans. Adjust landscape as needed.
4. Provide the required continuous hedge along the north property line that abuts the existing parking lot.
5. The proposed cordgrass around the dumpster enclosure and transformer does not meet the required screening. Propose alternate species that will mature to a taller height to meet requirements.
6. Review location of canopy trees that are adjacent to proposed and existing underground utilities to allow for more separation.

LP-4:

1. The landscape buffer along Lyons Rd. requires a continuous hedge and three tiers of landscape in addition to the required shrub quantity. Additional plant material may be necessary to achieve desired effect.
2. Review location of landscape buffer on Lyons Rd. in relation to the proposed drainage swale and the possibility of pushing the shrubs towards Lyons Rd. Depending on the slope of the swale, the required hedge will be lower than the front tiers and will not have the effect the city requires.
3. Adjust line type scale for the property line and dashed lines so they are more clearly legible on all sheets.
4. Verify location of overhead powerlines and proposed trees and palms for Right Tree Right Place.
5. The City strongly recommends that the south side of the lake along the exit only drive have the landscape increased to create better screening for the dock height roll-up doors on the north side of the building.

LP-5:

1. Proposed landscape conflicts with fire hydrant at the terminal island on the south side of the building. Only sod is allowed around the hydrant.
 2. See comment for sheet LP-4 regarding required landscape along Lyons Rd.
 3. The proposed bike rack and hedge are shown on the slope of swale area. Recommend shifting west and coordinate light location.
 4. Review location of Sabal Palms in relation to proposed storm pipes at SE corner of the site.
 5. Verify and coordinate all underground utility locations.
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6. Proposed trees along the south perimeter are within the 10' utility easement towards the east end.

LP-6:

1. Revise notes and details to provide Eucalyptus or Melaleuca mulch for planting.
2. City prefers the use of Hemp or other biodegradable material to be directly attached to the trees for staking. Update details as needed so no use of webbing or other material is in direct contact with the trees.

PLANNING AND ZONING

HOLD

General Comments

1. Pending submittal of Vacation Application.
2. Pending submittal of NVAL modification request.
3. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials or maps of the proposed project, as applicable.
4. Prior to the Planning and Zoning Board meeting, applicant shall provide the following to the City;
 - f. One (1) complete set of unlocked/unsigned plans in digital format.
 - g. One (1) complete PCD/PUD/PMDD copy without strike-thru and underline in digital format.
 - h. One (1) complete copy of PowerPoint (or other) presentation in digital format.
 - i. Twelve (12) full sets of printed application packages no larger than 11"X17" in size.

Sets/copies are required only when all revisions have been made and application has been determined by staff to be in compliance with applicable code requirements.

5. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Provide contact information of person(s) responsible for payments to the City and payment reimbursement acknowledgement.
6. Applicant shall make every effort to ensure Community Involvement as part of this project review. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses.

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Provide correspondence demonstrating efforts including a detailed accounting of meetings with residents, HOA's or adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit a full report to Sustainable Development PRIOR to placement on a Planning and Zoning Board agenda.

7. Provide an approval form Republic Services (waste provider)(954-583-1830).
8. An address request letter shall be submitted to the Sustainable Development Department along with an 11"x17" site plan and \$400.00 filing fee. All addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the City Commission.
9. Final site plan revisions shall be completed within seven days of City Commission approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff. Building permits will NOT be issued until all outstanding DRC comments have been addressed, plan revisions are complete and outstanding fees have been paid.
10. It is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.
11. Additional comments may be provided at DRC meeting and/or upon review of revised application.
12. Acknowledgements to DRC comments may not always demonstrate compliance. Corrections to plans shall be done through plan revisions, graphics and/or notes. All corrected plans shall be re-submitted per digital submittal requirements.
13. Sec.13-81(14)(b) – Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.

Police and Fire Impact Fees

14. DIVISION 5, IMPACT FEES, SECTION 13-118 THROUGH 13-126. PURSUANT TO ORDINANCE 2006-017, ALL NEW DEVELOPMENT SHALL ASSUME A FAIR SHARE COST OF PROVIDING POLICE AND FIRE/RESCUE FACILITIES. FEE, BASED ON USE AND BUILDING SQUARE FOOTAGE, MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

Affordable Housing

15. Section 13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid prior

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to issuance of a building permit. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms. Please respond.

Public Art

16. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process.

Underground Utilities / Required

17. Sec.13-142(a) – Definitions - "Utilities" shall mean all utilities and similar facilities including, but not limited to gas, telephone, cable, fiber, internet, broadband, telecommunications, and other communications and electrical distributing and transmission facilities.

18. Sec.13-142, Underground Utilities. Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place **all** utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. Electrical transmission or distribution lines with a rated load of *more* than 27 kV (27,000 volts) shall be exempt from the requirements of this section. Applicant must complete one of the following requirements prior to placement on the Planning & Zoning Board meeting agenda;

- a. Provide a signed agreement between the applicant and each affected utility company demonstrating that the utility will be placed underground. The developer and/or owner shall evidence compliance with the requirements in this Ordinance by providing to the City a signed agreement between the developer and/or owner and each relevant utility showing that the utility has agreed, at the developers or owners cost, to place or convert the relevant utilities underground;
- b. Process an agreement with the City indicating the property owners' intent to comply with the under-grounding requirements for utilities. The developer and/or owner shall evidence compliance with the requirements in this Ordinance by entering into an agreement with the City indicating their intent to comply with the under grounding requirements;
- c. If electrical lines with a rate load of 27k volts or higher exists, then a written detailed statement from a licensed professional engineer, *qualified to verify such utility* and stating the rate load shall be provided;
- d. Process an Underground Utility Waiver Application, which must be processed concurrently with the site plan, for consideration by the Planning & Zoning

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Board. If technical reasons are the basis for the waiver request, the application shall contain a detailed statement by a Florida licensed Professional Engineer, qualified with respect to utility issues, explaining why it is technically not feasible to locate such utilities underground. If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground as determined by an estimate established by the relevant utilities and as agreed upon by the city, may be required to be paid into the city's underground utility fund, prior to the issuance of a development permit.

Applicant must specify which option, as above, is proposed for consideration by the Planning and Zoning Board. Appropriate information demonstrating compliance with City ordinance must be provided for review during the DRC process. Failure to submit information in a timely manner, may prevent the site plan application from consideration by the Planning and Zoning Board.

Site Plan

19. Sec.13-236.1(15) - Provide a traffic control/maintenance plan that provides information on what temporary measures will be taken to provide vehicular access to the adjacent property including any proposed ingress/egress, signage, barricades etc.
20. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening and will require sign review.
21. Pending submittal and approval of Non-Vehicular access line modification to allow egress onto Lyons Road. Provide a written response from Broward County indicating that the site plan and proposed curb cut has been reviewed by their agencies and the location and design of the curb cut on Lyons Road is acceptable. Site plan is contingent upon this approval.
22. Sec.13-443(15)b – Roadway landscape buffers shall be shown and delineated as separate parcels on all plats and site plans. All buildings, structures and vehicular use setbacks shall be measured from the interior parcel line, *not the property line*. Review setback from Lyons Road, revise dimension line location and revise building as applicable. See comment below.
23. Sec.13-346(c)(9) - IO-1 industrial office district development regulations. Minimum front setback is thirty (30) feet. See comment above.
24. Sec.13-346(c)(13) - IO-1 industrial office district development regulations. Minimum distance between building and parking and/or vehicular circulation areas is ten (10) feet of landscaping. Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet. Landscaping shall be outside of buildings, roof overhangs, and support columns. Landscaping is not required for loading and

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unloading areas as approved through the site plan process. Review west and south façades and revise accordingly.

25. Sec.13-346(c)(15) - IO-1 industrial office district development regulations. Minimum width of landscape buffer adjacent to residential districts and uses is fifty (50) feet. Pending submittal of vacation application to vacate utility easement along west property line. Be advised, landscaping may not be located within utility easements. Staff recommends that easement along southern property line be evaluated and considered for vacation. See landscape comments.
26. Staff recommends that applicant consider additional plantings within the retention area.
27. Provide a dimension along the southern access to demonstrate compliance with the NVAL line shown at the adjacent plat.
28. A 6' high masonry wall is required along the west property line abutting the residential district. Indicate fence/wall color scheme.
29. Sec.13-443(6) – When any commercial or industrial district is contiguous to or only separated by a right-of-way of less than 80' from any residential district, a six-foot high masonry wall shall be required along common property lines. Show wall on site plan and provide a detail including finish.
30. Building reflects no A/C or ground mounted equipment pads. Mechanical/other equipment on the roof, ground or building must be screened from public view. Revise site and landscape plan.
31. Staff suggests applicant re-evaluate parking on south to immediately front the building and prevent patrons from crossing the access aisle.

Parking

32. Revise parking calculations table accordingly. In the case of multiple uses within the building, each use shall provide parking as follows:

Office:	1 space for each three-hundred (300) sf of gross floor area.
Warehouse:	Over 40,000 sf, 1 space for each two-thousand (2,000) sf of floor area.
ADA:	1 space for each twenty-five (25) required spaces.
33. Parking spaces to be a minimum of 10'x20'. A maximum overhang of 2' is permitted over sidewalks or landscaping, however, overhang area shall not count towards meeting requirements for sidewalks or landscaping. Sidewalks to be a minimum of 5' exclusive of overhangs. Provide dimensions for parking spaces adjacent to retention area.



34. Provide typical parking space/ADA design detail. Show handicap sign locations on plan. Signs may not interfere with sidewalks or required depth of parking space.
35. Sec.13-407(b) – When units or measurement determining the total number of required off-street parking spaces result in a fractional space, any such fraction shall require a full off-street parking space. Ensure compliance. Revise parking calculations table as required.

Loading

36. Loading/unloading facilities shall be located to provide the least impact on adjacent land uses.
37. Sec.13-331(d)(8) – General provisions. Commercial and industrial district. No merchandise, products, waste, or equipment, shall be stored or displayed out of doors except where buildings, fences and/or landscaping material, approved during site plan review by the planning and zoning board, completely screens such uses from thoroughfares and adjacent property.
38. Truck back-out movement from the loading area could conflict with on-coming vehicles from site to the north. Provide a truck movement plan depicting safe truck movement.

Architecture

39. Staff has concerns over architectural compatibility with existing adjacent development to the north and south and lack of architectural interest. As proposed, building proposes large expansive walls with little detail, minimal windows and no architectural embellishments. Elevations shall be modified particularly those seen by the residential community to the west and Lyons Road on the north and east, to provide enhanced, compatible architecture. Further, faux “green” treatments do not meet the intent of true sustainable technology. Remove and/or revise accordingly.
40. The north elevation proposes a loading area that is highly visible from Lyons Road. Loading area or area surrounding this space shall provide adequate screening. Staff recommends increasing trees along lake.
41. Detail all elevations to show colors for all elements.
42. If light fixtures are proposed, show on elevations and provide details including color. Be advised, wall packs are prohibited. See photometric comments.
43. Sec.13-37(c)(3)e. – Mechanical equipment or other utility hardware on the roof, ground or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public

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ways. Show location of any ground mounted equipment on site plan and roof mounted equipment on architecture.

Signage

44. Sec.13-37(c)(5)a. - Every sign shall have appropriate scale and proportion in its design and in its visual relationship to buildings and surroundings.

45. Sec.13-471(a)(1)a. - Sign review procedures. At the time of site plan approval or as part of a separate approval process, all projects must submit a preliminary uniform sign plan for review and approval. If the uniform sign plan seeks bonuses through the inclusion of a designer sign or signs, a separate designer sign review application must be submitted in addition to the site plan application. If a sign plan, pursuant to code requirements, is proposed to be submitted at a later time, then remove all current references including references made on architectural drawings for signs. Otherwise, submit a sign review plan for review.

46. A sign plan has not been provided for review. Due to the number of comments that would be generated, staff recommends a review of the City's sign code. While not all inclusive, several code sections are shown below to assist in development of a sign plan.

47. Subdivision 5.2 (13-458) – Permitted and prohibited permanent and temporary signs.

48. Sec.13-459 – Schedule of permitted signs.

49. Sec.13-460 – General provisions for all signs.

50. Sec.13-460(k) – Cabinet signs.

51. Sec.13-460(n) – Additional description of services provided or attributes.

52. Sec.13-460(o) - Co-located businesses signs.

53. Sec.13-466.1 – Nonresidential frontages eligible for building signage.

54. Sec.13-466.6 – Ground identification signs.

55. Sec.13-466.8 – Wall identification signs.

56. Sec.13-468.1 – Address signs.

57. If proposed, show location of ground sign on site and landscape plan.



Photometric

58. Sec.13-374(2)d.2. - Parking lot lights for nonresidential land uses shall, individually and in aggregation with other outdoor lights, not exceed a maximum site illumination of the (10) footcandles, measures at three (3) feet above ground. Please confirm. See comments below.
59. Sec.13-374(2)d.4. - Full cutoff fixtures must be used. Flood or spot lights and wall packs are prohibited. All outdoor lighting, including display, sign, building, parking lot, and aesthetic lighting, must use full cutoff fixtures or equivalent. Provide notes on photometric plan.
60. Sec.13-374(2)d.7. - Mercury vapor lighting is prohibited. Energy efficient lighting (high/low pressure sodium, LED) is recommended. Please confirm. Provide notes on photometric plan.
61. Sec.13-374(2)d.11. - All non-residential land uses shall reduce site illumination to a maximum of one (1) footcandle within one (1) hour of the close of business hours. This includes parking, building, landscape, and any specialty lighting. Please confirm. Provide notes on photometric plan.
62. Sec.13-374(2)d.14. - Solar power is encouraged. Please respond.
63. Sec.13-374(5)a.1. - Photometric plan shall include all visible exterior lighting for the project, including parking lot lighting, landscape, building and signage. It is the responsibility of the design engineer to meet the lumen and footcandle requirements listed in subsection 13-374(2)d. 1. and 2., and to adequately convey this on the photometric plans. Approved plans do not constitute approval of the final design by the city if field measurements exceed the maximum noted requirements. Photometric plans shall include the following table with relevant lighting details for the project: (sample chart below).

LIGHTING COMPLIANCE CHART*			
Lamp Descriptions	QTY	Luminaire Lumens	Total
18w LED	24	1,020	24,480
150w HPS	10	15,800	158,000
70w LPS	5	12,600	63,000
TOTAL LUMINAIRE LUMENS			245,480
**Site allowed Total Lumens (lumens per SF x hardscape)			250,000
PROJECT IS COMPLIANT?			YES

* Lamp type, quantity, lumens, and allowed lumens are examples only.

** Allowable lumens calculations per subsection 13-374(2)d.1.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



64. Lighting system shall not be placed in permanent use until the design engineer has certified in writing that the system has been field tested and has been installed and is functioning per the approved plans and specifications.
65. Final certificate of occupancy of the project is contingent on the site passing the photometric lighting requirements set forth in this section.
66. Address how the required reduction to a maximum of 1 footcandle will be achieved after hours.

POLICE

APPROVED