

AGENDA ITEM 4B

**Public Hearing for PUD Amendment – Lot 9,
Southport East Replat Six – Galaxy Ventures, LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-PUD-05

For Hearing of: September 15, 2016

Report Prepared on: August 25, 2016

I. GENERAL INFORMATION

- A. **APPLICANT:** Galaxy Ventures, LLC
- B. **PROPERTY OWNER:** Panda Properties, LLC
- C. **LOCATION:** Northeast corner of Eastport Parkway and Giles Road
- D. **LEGAL DESCRIPTION:** Lot 9, Southport East Replat Six
- E. **REQUESTED ACTION(S):** Planned Unit Development (PUD) Site Plan approval to allow for a commercial strip shopping center.
- F. **EXISTING ZONING AND LAND USE:**
C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District) with a PUD zoning overlay; the property is currently vacant.
- G. **PROPOSED USES:** Developer wishes to construct a commercial strip shopping center with drive thru.
- H. **SIZE OF SITE:** 1.13 Acres.

II. BACKGROUND INFORMATION

- A. **EXISTING CONDITION OF SITE:** The existing site is vacant ground that is relatively flat.
- B. **GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Vacant (Proposed Sonic drive thru restaurant); C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 2. **West:** Runza; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 3. **South:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 4. **East:** American National Bank; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

C. **RELEVANT CASE HISTORY:** A PUD Ordinance (Ordinance 1045) that covers this property was approved on August 17, 2007. The ordinance allows for 10-foot setbacks (front, side, and rear) and a 55-foot maximum building height, among other regulations and guidelines.

III. ANALYSIS

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses. The proposed commercial use is consistent with the Future Land Use Map.

B. **OTHER PLANS:** N/A

C. **TRAFFIC AND ACCESS:**

1. A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated a sit down restaurant on this parcel.

Based on additional traffic analysis of this specific development, it was concluded that there may be an impact during the morning rush hour. Additional analysis of the possible impacts was requested by the City Engineer with a response deadline of September 12th.

The City Engineer will review the updated traffic analysis and provide input prior to the September 15th Planning Commission meeting.

2. The property will have access to McDermott Plaza which is a private roadway that lies between Eastport Parkway and South 123rd Plaza.

D. **UTILITIES:** All utilities are available to the site.

E. **PARKING REQUIREMENTS:**

1. The Southport East Replat 6 PUD ordinance allows for a parking ratio of 4.5 stalls per 1000 square feet of multi-tenant space. Based on this allowance, 26 stalls would be required for the 5,625 sq. ft. building. The proposed PUD depicts 49 stalls. No additional parking is anticipated to be needed.

F. LANDSCAPING:

1. The landscaping plan has been reviewed as per the Southport East and the Gateway Corridor District design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report. The documents provided to the Planning Commission have been revised since the last review letter to address these comments. Final design review approval of the landscaping plan will be required prior to City Council review.

G. BUILDING DESIGN:

1. The building design will be reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District prior to building permit approval. The design review process will be conducted outside of the PUD approval process, with the exception of the review of the landscaping plan. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report.
2. As per Section D.ii.a.6 of the Southport East Design Guidelines, all light fixtures will need to meet the requirements of the Southport East Design Guidelines. Parking lot fixtures will need to conform Appendix I of the Guidelines, whereas the corner feature fixtures will need to conform to Appendix H of the Guidelines. Review of the proposed site lighting will be conducted at the time of design review for the main structure.
3. As per Section E of the Southport East Design Guidelines, the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

IV. REVIEW COMMENTS:

1. The amount of untreated impervious area to drain out of the proposed driveway onto McDermott Plaza needs to be kept to a minimum and must be less than 5,000 square feet. This will be reviewed during PCSMP and building permit reviews.

V. STAFF RECOMMENDATION – PUD SITE PLAN:

Approval of the PUD Site Plan for a commercial strip shopping center, contingent on the finalization of the landscaping plan and traffic issues prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review and Consultant Response Letters
3. Design Review Architect's Letter
4. Draft PUD Site Plan

VII. COPIES OF REPORT TO:

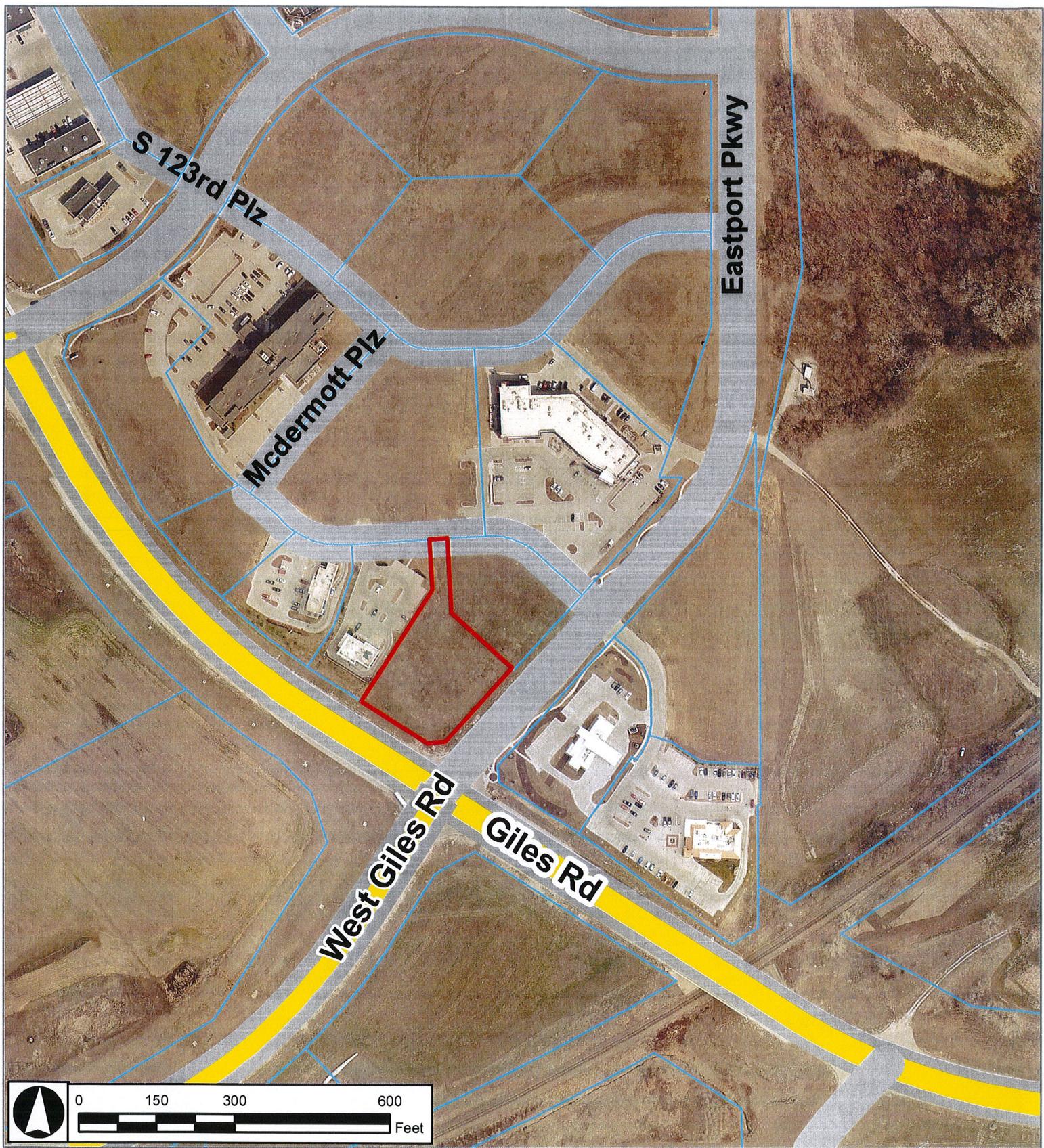
1. Bryce Bares, Galaxy Ventures, LLC; Applicant
2. Panda Properties, LLC; Property Owner
3. Jason Thiellen, E & A Consulting Group; Engineer
4. Public Upon Request

Prepared by:

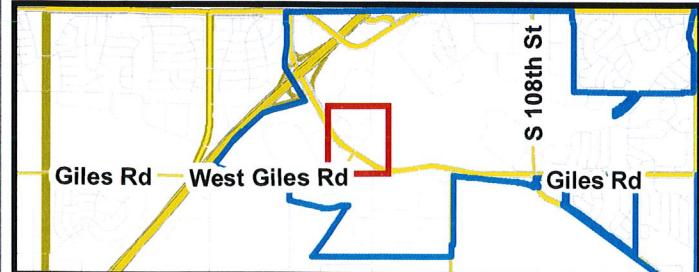
Community Development Director

9-8-16

Date



Project Vicinity Map



Southport East - PUD - Galaxy Ventures

8-17-2016
JMC





June 27, 2016

Jason Thielen
E & A Consulting Group, Inc.
330 North 117th Street
Omaha, NE 68154

RE: PUD Site Plan - Initial Review
Lot 9, Southport East Replat Six

Mr. Thielen,

We have reviewed the documents submitted on June 17, 2016 for the above-referenced application. Based on the elements for consideration set forth in Section 5.15 of the Zoning Regulations (as recently amended), Section 5.17 of the Zoning Regulations for Gateway Corridor District, the Southport East PUD documents, and the Southport East Replat Six PUD documents, the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. To address Article 5.15.04.01 the applicant needs to indicate the proposed construction schedule for the project.
2. To address Article 5.15.04.03 the applicant has indicated the peak PM traffic to be 104 vehicles. The basis of these numbers needs to be identified by indicating the type of ITE trip generation rates applied and how much retail and how much fast food building areas resulted in this estimate. Although the trip generation is just over the 100 vehicle per hour threshold at which a traffic impact study might be required, the projected peak hour traffic is less than what was assumed in the original traffic impact study for this lot. At this time staff is only requesting information to support the peak hour traffic projection.
3. In regards to Article 5.15.04.04, Sheet 2 of the plans needs to have existing fire hydrant locations shown that provide coverage for this building. Also, the Emergency Vehicle Plan does not depict the apparatus dimensions. Additional information from the Papillion Fire Department has been included for your review.
4. In regards to Articles 5.15.04.15 and 5.15.05.02.4 there needs to be a sidewalk connection to McDermott Plaza. This may require coordination with abutting property owners. The plans will also need to include ADA sidewalk ramps at the proposed driveway connection to McDermott Plaza so that sidewalk continuity along McDermott Plaza is provided.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

5. Width of the proposed sidewalk along Eastport Parkway needs to be noted. Coordination with the abutting property owner will be necessary to match up the sidewalk connections and maintain logical continuation of sidewalk undulation between Lots 9 and 10.
6. The proposed sidewalk feature at the intersection of Eastport Parkway and Giles Road needs to be setback further from Giles Road to accommodate an anticipated third lane added to Giles Road.
7. In regards to Article 5.15.04.21, the locations of exterior lighting need to be indicated. Such fixtures will need to comply with the Southport East Design Guidelines.
8. In regards to Article 5.15.05.02.1, proposed contours and/or spot elevations are needed to indicate proposed drainage patterns.
9. In regards to Article 5.15.05.04 the plans need to show the proposed sanitary sewer service.
10. In regards to Article 5.15.05.06 there needs to be a vicinity map shown on the plans. An aerial photo type map would be preferred.

Section 5.17-Gateway Corridor District Regulations:

No comments on this section. Review of landscaping and site plan aspects will be performed through the Southport East Design Guidelines.

Southport East Replat Six PUD:

1. The PUD plan set has been reviewed by the City's third-party architect for compliance with the Southport East Design Guidelines. A separate review letter is enclosed for your review.
2. Prior to submission for a building permit, an application for design review approval, through the Southport East Design Guidelines, will need to be submitted. Be advised that the design review process has recently averaged roughly three months per review. Please take this into consideration as a minimum in your development timeline.
3. As per Section D.ii.a.6, all light fixtures will need to meet the requirements of the Southport East Design Guidelines. Parking lot fixtures will need to conform Appendix I of the Guidelines, whereas the corner feature fixtures will need to conform to Appendix H of the Guidelines.
4. As per Section E, the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

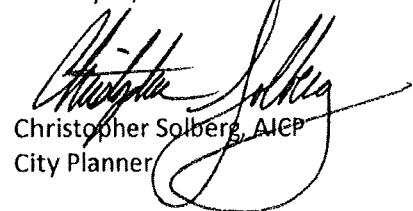
The applicant should be aware that there are private protective covenants that were recorded against the property that should be reviewed.

Due to the late submittal of the full set of plans necessary and the amount of items within this letter to address, the timeline for this application has been adjusted to commence Planning Commission review in August. However, it is important to work

efficiently towards a finalized set of plans to avoid additional delay. Please submit 4 full size copies (along with electronic copies) of the revised documents by July 5, 2016 to ensure that the application stays on track for the review by Planning Commission in August.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

A handwritten signature in black ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP
City Planner

Enclosure

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
File

F41330-5863

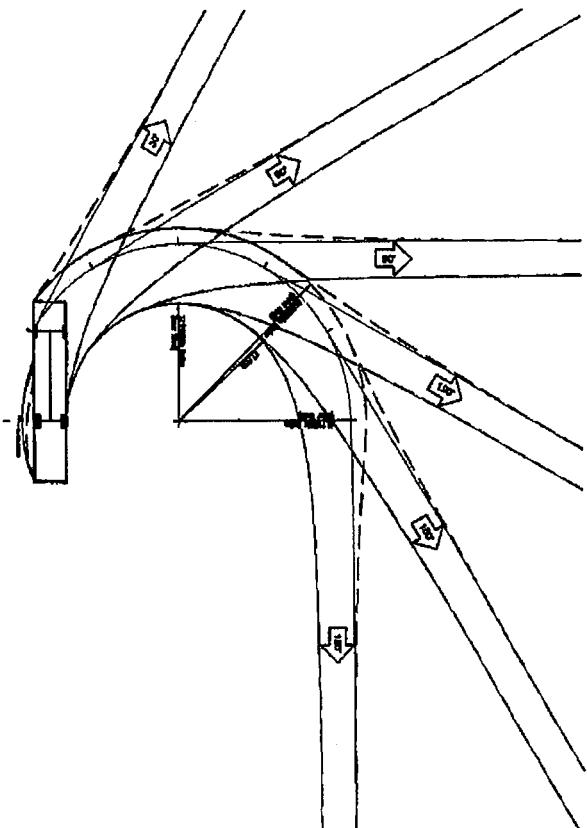
124155-HU11

**S.A.E. TURNING RADIUS CALCULATIONS
FOR:
PT. SMITH AR 6X4 105' AERIAL
FL941/425-65R22.5/12B-16E/RT52160/12R22.5/STL-WHL**

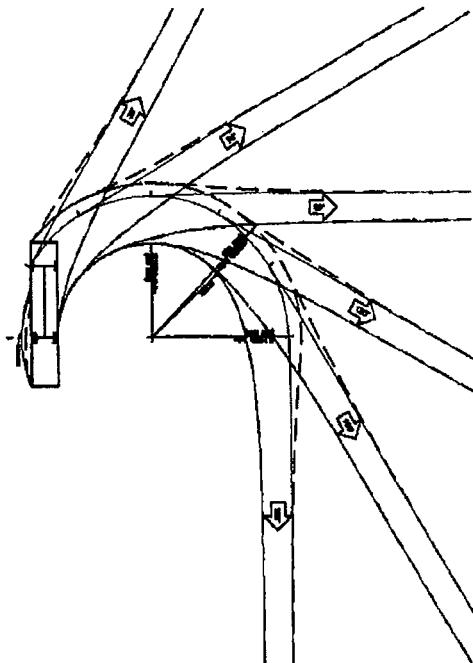
WHEELBASE	250 INCHES
KINGPIN CENTERS	68.5 INCHES
FRONT TRACK	81.5 INCHES
FRONT TIRE WIDTH	16.2 INCHES
REAR OVERALL TIRE DIMENSION	96.74 INCHES
BODY FRONT OVERHANG	82 INCHES
BODY WIDTH	96 INCHES

INSIDE CRAMP ANGLE	S.A.E. TURNING RADIUS	TIRE CURB CLEARANCE	BUMPER SWING CLEARANCE	MINIMUM INSIDE RADIUS
27	51.58498	52.25998	55.18097	39.71322
28	50.03245	50.70745	53.71169	38.00723
29	48.5881	49.2631	52.3489	36.4097
30	47.34098	47.91598	51.08163	34.90971
31	45.98168	46.65668	49.90056	33.49775
32	44.80192	45.47692	48.79744	32.16552
33	43.69445	44.36945	47.76501	30.90569
34	42.65286	43.32786	46.7969	29.71182
35	41.67148	42.34648	45.8875	28.57817
36	40.74532	41.42032	45.03176	27.49968
37	39.86979	40.54479	44.22527	26.47179
38	39.04097	39.71597	43.464	25.49044
39	38.25522	38.93023	42.74441	24.53199
40	37.50929	38.18429	42.06323	23.65313
41	36.80029	37.47529	41.41768	22.79092
42	36.12587	36.80057	40.80505	21.96265
43	35.48275	36.15775	40.223	21.16587
44	34.86965	35.54464	39.66943	20.39839

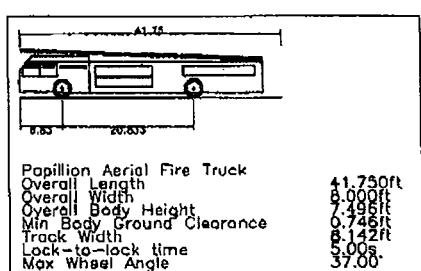
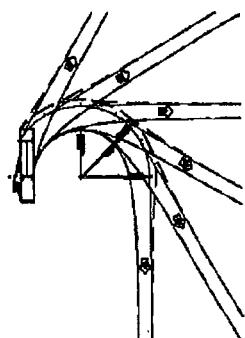
* 41' 9" long Vehicle Total Length



1"=40' Scale Template



1"=50' Scale Template



1"=100' Scale Template



City of Papillion

Public Works Department
145 West Second Street
Papillion, NE 68046
Ph: 402-597-2043

Drawn By: DWG Checked By: DWG Date: 1/24/14

Project Title

Emergency Vehicle Turn Template

Sheet Title

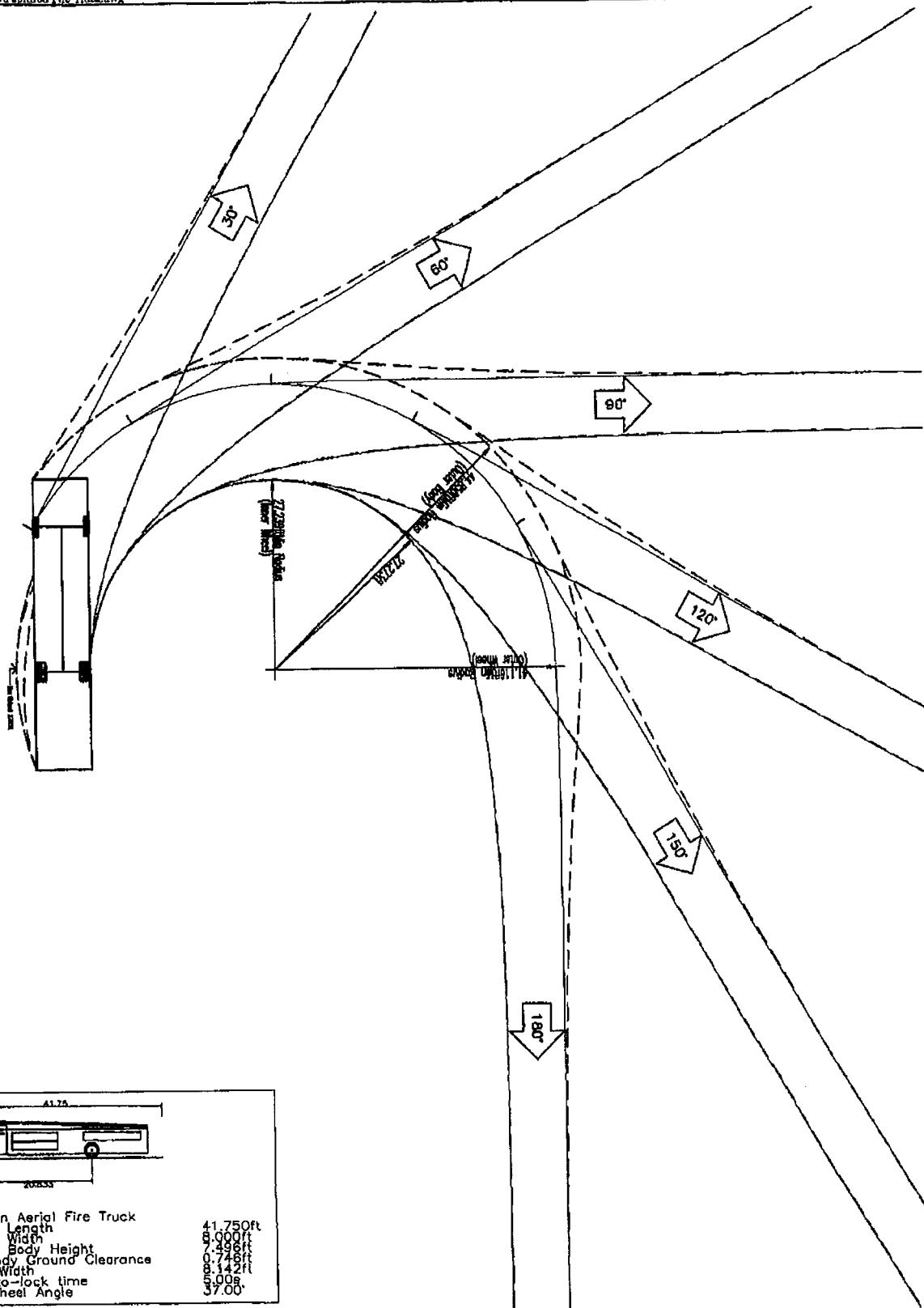
1"=40'/50'/100' Scale Template

Revision Dates

No.	Description	Date
1		

Sheet Number

Sheet 3 of 3



A17A	
6.00	20.00
41.750	
8.000	
10.96	
6.746	
8.142	
5.00	
5.00s	
37.00	

Papillion Aerial Fire Truck
 Overall Length 41.750ft
 Overall Width 8.000ft
 Overall Body Height 10.96ft
 Min. Body Ground Clearance 6.746ft
 Track Width 8.142ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 37.00°

City of Papillion

Public Works Department
 145 West Second Street
 Papillion, NE 68046
 Ph: 402-597-2043



Drawn By: DWG Checked By: DWG Date: 7/24/14

Project Title

Emergency Vehicle Turn Template

Sheet Title

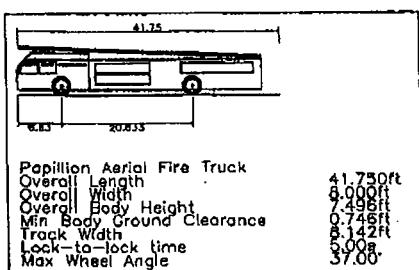
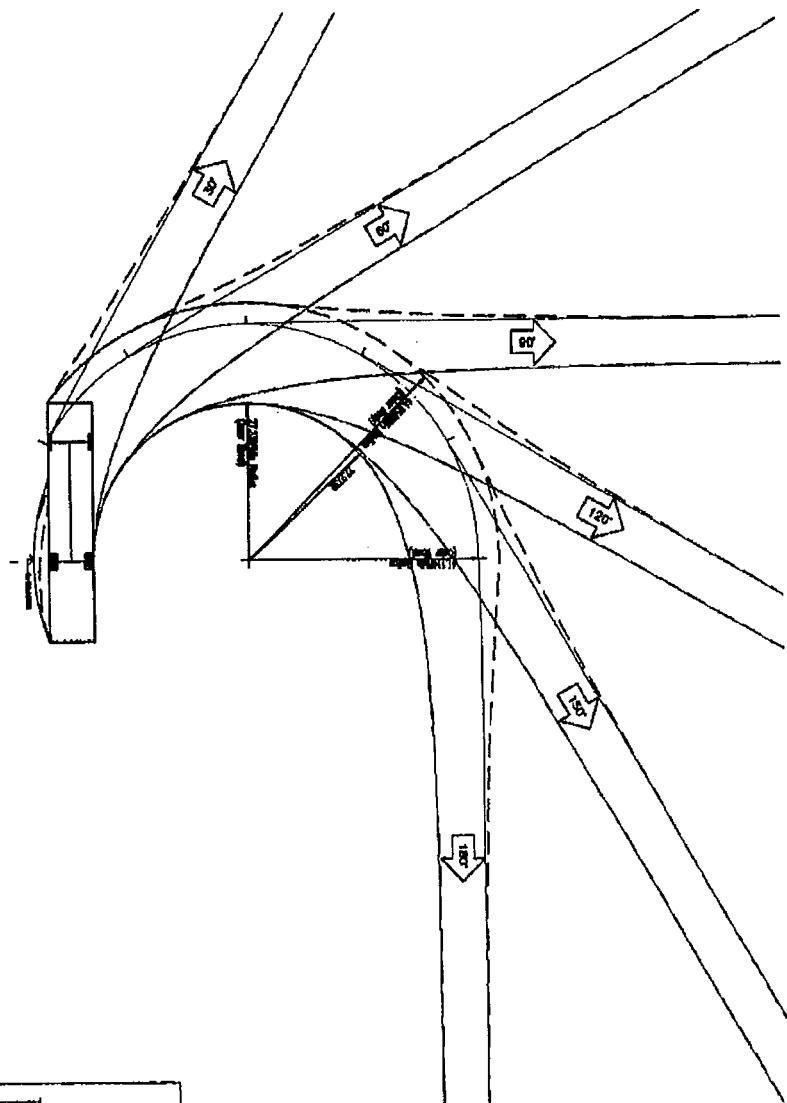
1"=20' Scale Template

Revision Dates

No.	Description	Date
-	-	-

Sheet Number

Sheet 1 of 3



Papillion Aerial Fire Truck
Overall Length 41.750ft
Overall Width 8.000ft
Overall Body Height 10.98ft
Min Body Ground Clearance 0.746ft
Track Width 8.142ft
Lock-to-lock time 5.00s
Max Wheel Angle 37.00°



City of Papillion

Public Works Department
145 West Second Street
Papillion, NE 68046
Ph: 402-597-2043

Drawn By: DWG Checked By: DWG Date: 7/2/14

Project Title

Emergency Vehicle Turn Template

Sheet Title

1"=30' Scale Template

Revision Dates

No.	Description	Date
1		

Sheet Number

Sheet 2 of 3

June 27, 2016

Mr. Chris Solberg
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Southport East - Replat 6, Lot 9 PUD Landscaping - Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's PUD submittal drawings dated June 17, 2016. For tracking purposes I have noted deficiencies in the submittal drawings, and where appropriate, the corresponding requirements outlined in the Southport Design Guidelines.

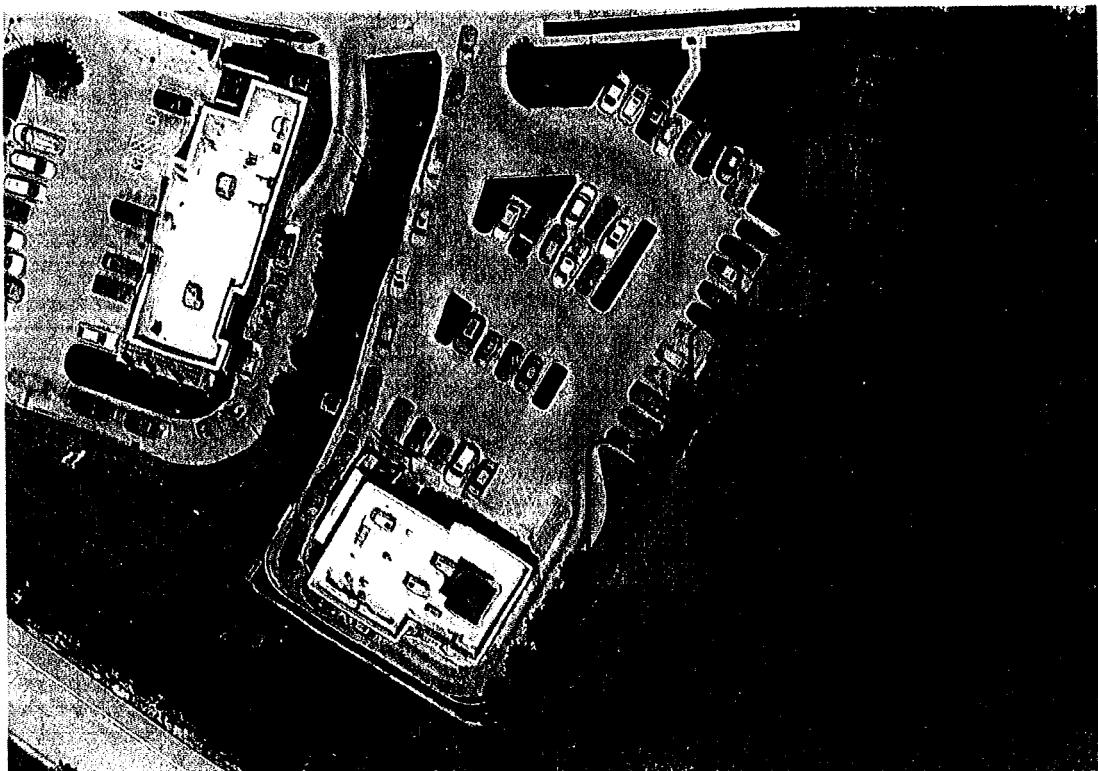
Planned Unit Development Landscape Plan:

1. The drawing appears to demonstrate a new refuse enclosure on the entry drive near the beginning of the parking areas. This enclosure will be reviewed at the Design Review stage for consistency of materials to coordinate with the building. For reference, the Guidelines specify the required Trash Screen design with gates (refer to Appendix R).
2. Planting Schedule, approximately half of the proposed selections are non-compliant. Refer again to Appendix F and G. for approved Street Tree and Plant Lists.
3. No spacing dimensions are indicated on any of the plantings. The spacing appears graphically to comply with the Guidelines but only by approximately referencing the graphic scale. Refer again to Appendix B & C for required streetscape planning concepts.
4. The new proposed landscape groupings on the east property do not appear to take in to account the existing plantings previously installed by Runza. The proposed groupings should be adjusted to fill the gaps between Runza's groupings and give adequate distance between existing and new trees. Refer to the existing conditions aerial image below demonstrating how Runza and Burger King handled their adjacent groupings to provide a continuous screened condition, and also highlighting the potential current gaps along the referenced east property line.

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4438

SCHEMMER.COM



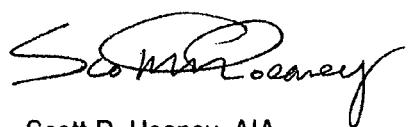
EXISTING CONDITIONS AERIAL IMAGE

Please feel free to contact me regarding additional clarifications or questions.

(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS



Scott P. Heaney, AIA
Architect, Associate



E & A CONSULTING GROUP, INC.

Engineering Answers

August 8, 2016

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

Mr. Chris Solberg
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Southport East Replat 6, Lot 9
PUD Site Plan - Resubmittal
E&A Job # P2000.030.132

Dear Mr. Solberg,

We have reviewed your letter dated 6/27/2016 for the above referenced project and our responses to those comments for approval are as follows:

Section 5.15 of the Zoning Regulations:

1. Comment #1 - Construction schedule has been added to the Site Plan Notes – Sheet 1.
2. Comment #2 - Traffic study information has been updated and added to the plans – Sheet 3.
3. Comment #3 - Existing fire hydrant is shown and the emergency vehicle plan (Sheet 2) has been revised to match the proper truck size & turning radii per the Papillion Fire Department.
4. Comment #4 - Sidewalk has now been provided to make a connection to McDermott Plaza. Sidewalk ramps will be included in the civil site design.
5. Comment #5 - Sidewalk width has been noted along Eastport Parkway – Sheet 1. Coordination has been made to match up the sidewalk connection between Lots 9 and 10.
6. Comment #6 - Sidewalk feature at the intersection of Eastport Parkway and Giles Road has been setback to accommodate an anticipated third lane added to Giles Road.
7. Comment #7 - A note has been added to Sheet 1 indicating that exterior light fixtures need to comply with the Southport East Design Guidelines and will be shown on the civil site plans.

8. Comment #8 - Proposed contours and spot elevations have been added to the plans.
9. Comment #9 - Proposed sanitary sewer service has been added to the plans.
10. Comment #10 - Vicinity map has been added to the plans.

Southport East Replat Six PUD:

1. Comments #1-4 - Plant schedule has been revised to be compliant with Southport East Design Guidelines. Landscape groupings have been revised to coordinate and fill in the gaps of existing plantings previously installed by Runza.
2. Comment #2 - We understand that prior to submission for a building permit, an application for design review approval, through the Southport East Design Guidelines, will need to be submitted.
3. Comment #3 - We understand all light fixtures will need to meet the requirements of the Southport East Design Guidelines.
4. Comment #4 – We understand the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines.

Please contact me at 402-895-4700 or at jthiellen@eacg.com with any additional comments or questions.

Sincerely,



Jason Thiellen
Planning Dept. Manager



August 17, 2016

Jason Thielen
E & A Consulting Group, Inc.
10909 Mill Valley Rd #100
Omaha, NE 68154

RE: PUD Site Plan – 2nd Review
Lot 9, Southport East Replat Six

Mr. Thielen,

We have reviewed the documents resubmitted for the above-referenced application. Based on the elements for consideration set forth in Section 5.15 of the Zoning Regulations (as recently amended), Section 5.17 of the Zoning Regulations for Gateway Corridor District, the Southport East PUD documents, and the Southport East Replat Six PUD documents, the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. In reference to Article 5.15.04.03 the previous Sheet 3 of the PUD plans had a statement that the expected traffic generation would be 104 vehicles in the PM peak hour, with 52 in and 52 out. A traffic study previously completed by E&A Consulting in 2006 for Southport East Replat Six indicated this lot was expected to generate 173 vehicles in the PM peak hour. That same traffic study was also the basis of improvements to Eastport Parkway that allowed the intersection of McDermott Plaza with Eastport Parkway. Sheet 3 of the PUD plans now has a notation indicating PM peak hour traffic of 173 vehicles matching the 2006 study, but it also has a notation indicating 241 vehicles for the AM peak hour. Due to this increase, I recommend that a traffic analysis be done to verify that there is adequate left turn storage capacity for left turns onto McDermott Plaza from Eastport Parkway in the AM peak hour. This would need to account for other traffic (existing and proposed) in Southport East Replat Six as well as the 2040 projected traffic for Eastport Parkway.
2. The amount of untreated impervious area to drain out the proposed driveway onto McDermott Plaza needs to be kept to a minimum and must be less than 5,000 square feet. This will be reviewed during PCSMP and building permit reviews.
3. The revised plan set has been reviewed by the Fire Marshall and the revisions have met his approval.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299



E & A CONSULTING GROUP, INC.

Engineering Answers

September 7, 2016

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950

P 402.895.4700 • F 402.895.3599

www.eacg.com

Mr. Chris Solberg
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Southport East Replat 6, Lot 9
PUD Site Plan - Resubmittal
E&A Job # P2000.030.132

Dear Mr. Solberg,

We have reviewed your letter dated 8/17/2016 for the above referenced project and our responses to those comments for approval are as follows:

Section 5.15 of the Zoning Regulations:

1. Comment #1 – We understand that an updated Traffic Study will need to be conducted for AM peak hours. This Study will be done before the 9/15/2016 Planning Commission meeting.
2. Comment #2 – We understand the amount of untreated impervious area to drain out the proposed driveway needs to be less than 5,000 S.F. This will be addressed during PCSMP and Building Permit.

Southport East Replat Six PUD:

1. Comments #1 – 2 – We have addressed the comments from the City's third-party architect and revised the Landscape Plan. We understand that Design review approval, through the Southport East Design Guidelines, will need to be achieved before building permit submittal.

Please contact me at 402-895-4700 or at jthiellen@eacg.com with any additional comments or questions.

Sincerely,

Jason Thiellen
Planning Dept. Manager

August 24, 2016

Mr. Chris Solberg
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Southport East Lot #9 - Design Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's DESIGN REVIEW submittal package dated July 17, 2016. For tracking purposes I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Southport Design Guidelines.

General:

1. Exterior Samples Received:
 - a. Face Brick – Approved
 - b. EIFS #1 and EIFS #2 – Approved
 - c. Aluminum Storefront Framing – Approved.
 - d. Standing Seam Metal Roof – Approved.
 - e. Spandrel Glazing – Approved.
 - f. Additional samples will be required for the prefinished metal cap flashing and vision glazing. Note that the Guidelines require either clear or reflective glazing in the green color ranges.

Drawings:

1. Sheet 2 Site Details:
 - a. All steel components of the trash enclosure should be painted to match the exterior steel door color at the building. The elevations appear to appropriately represent this as matching the darker color EIFS #2.
 - b. Roof mounted mechanical equipment is required to be fully screened from view from public right of ways. The Building Section detail appears to show the units fully screened. Note that The City of La Vista uses elevation view to determine screening height required, not an angle from assumed eye level.
2. Sheet 3 Elevations:
 - a. The required recognizable base, mid-facade, and cornice are well proportioned and meet the Guidelines.

- b. Refer again to Section 7, Building Elements, in the Guidelines for providing at least 4 of the 6 design elements listed. I can only clearly identify 3 elements, those being: awnings, pitched roofs, and square columns.
 - i. The awnings are required to be fabric and a color sample (at least approximate since these probably will come from a sign vendor to be determined) shall be submitted for review.
 - ii. The square columns should be similarly repeated on the west, south, and east elevations in the large brick areas to develop a visual rhythm consistent with the "main" or north elevation. The overall Gateway Corridor District, of which Southport is a part, requires four-sided architecture with consistent quality and detail on all elevations. There is no consideration for what is functionally the "front" or "back" of a building.
- c. As the fourth required element, I would recommend either adding site furniture for the tenant users or an arbor structure. If an arbor is utilized it needs to be designed to work with the character and lines of the building, and provide a pedestrian destination.

3. Sheet L-1 Landscape Plan

- a. Plant Schedule - Please refer again to the Southport Guidelines, Appendix F and G. for approved Street Tree and Plant Lists. The majority of the proposed selections are non-compliant. Note that we have recently interpreted the Guidelines to allow grasses, even though not included in the required Plant List, to be consistent with what has been previously installed in both Southport East and West. We will allow Sunset Red Maples along Eastport Parkway (old 120th Street) whereas the guidelines call for an Autumn Purple Ash. American National Bank, directly to the southeast, utilized Maples as well so they would match.
- b. The Guidelines don't include Colorado Blue Spruce, although there are existing conifers on the Runza and Burger King sites adjacent to Lot #9. We will allow the spruces because they are screening the view of the trash enclosure from McDermott Plaza, which is desirable.
- c. Plant sizes meet or exceed the minimums. The Sea Green Juniper is 2 gallons to small. The Dense Yew is using a different measurement than the Guidelines (3 Gal v. 18"-24"), which may be similar in size, but needs to be verified.
- d. Please review and resubmit the Landscape Plan with revised selections and designations.

4. Sheet E-1 Preliminary Site Lighting:

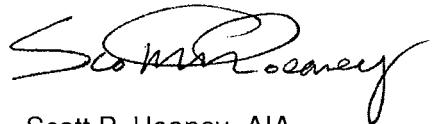
- a. Parking lot pole fixtures scheduled appear to meet the color standards required per Appendix H and I for the required green color base, aluminum color fluted pole, green color arm, and aluminum color dome.
- b. Wall pack fixtures should also be aluminum color and a similar style to the pole fixture domes.
- c. For final Design Review cut sheets must be submitted to clearly demonstrate the fixtures and colors scheduled on the drawings.

Please feel free to contact me regarding additional clarifications or questions.

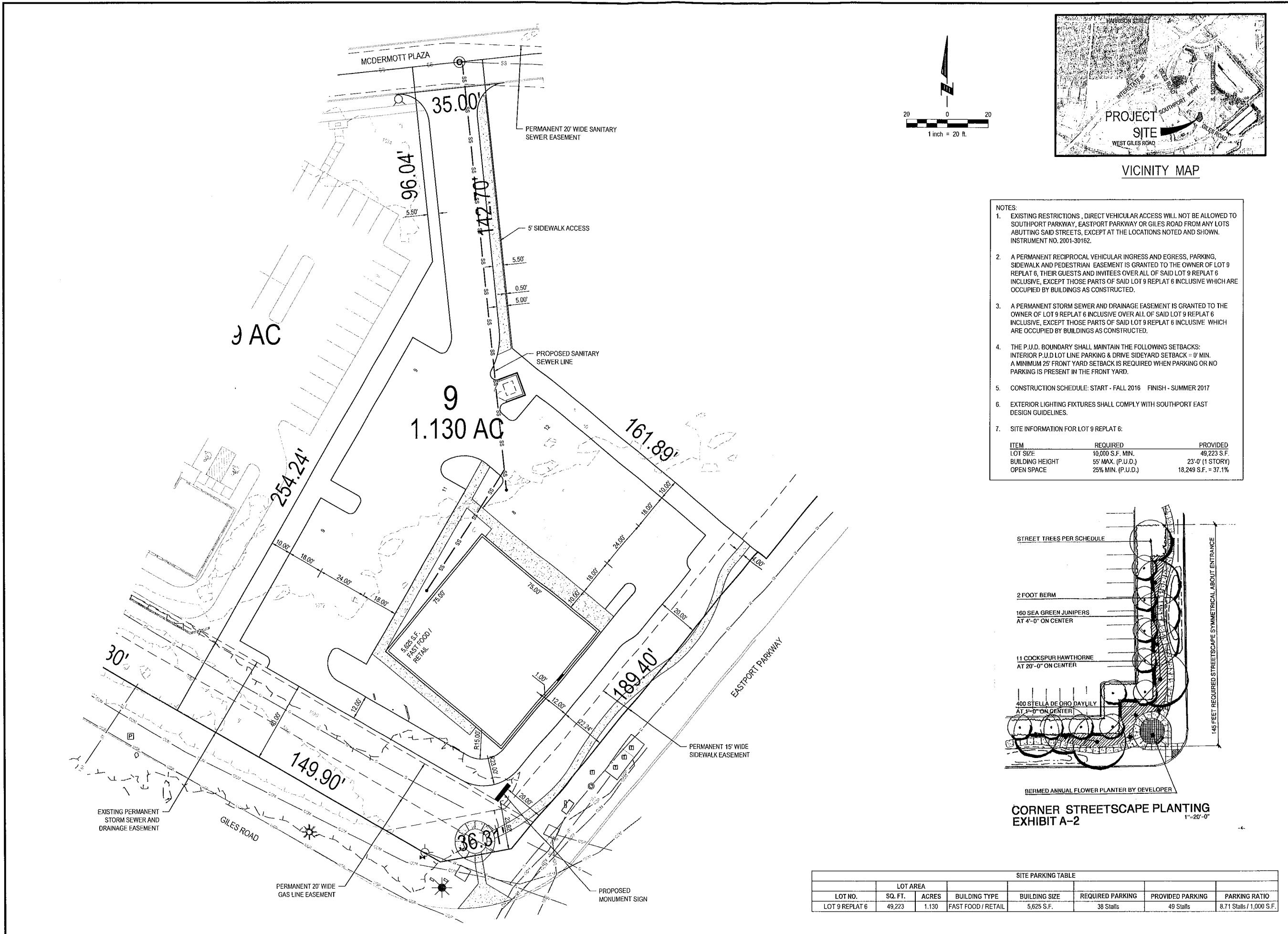
(402) 431-6317 direct
sheaney@schemmer.com

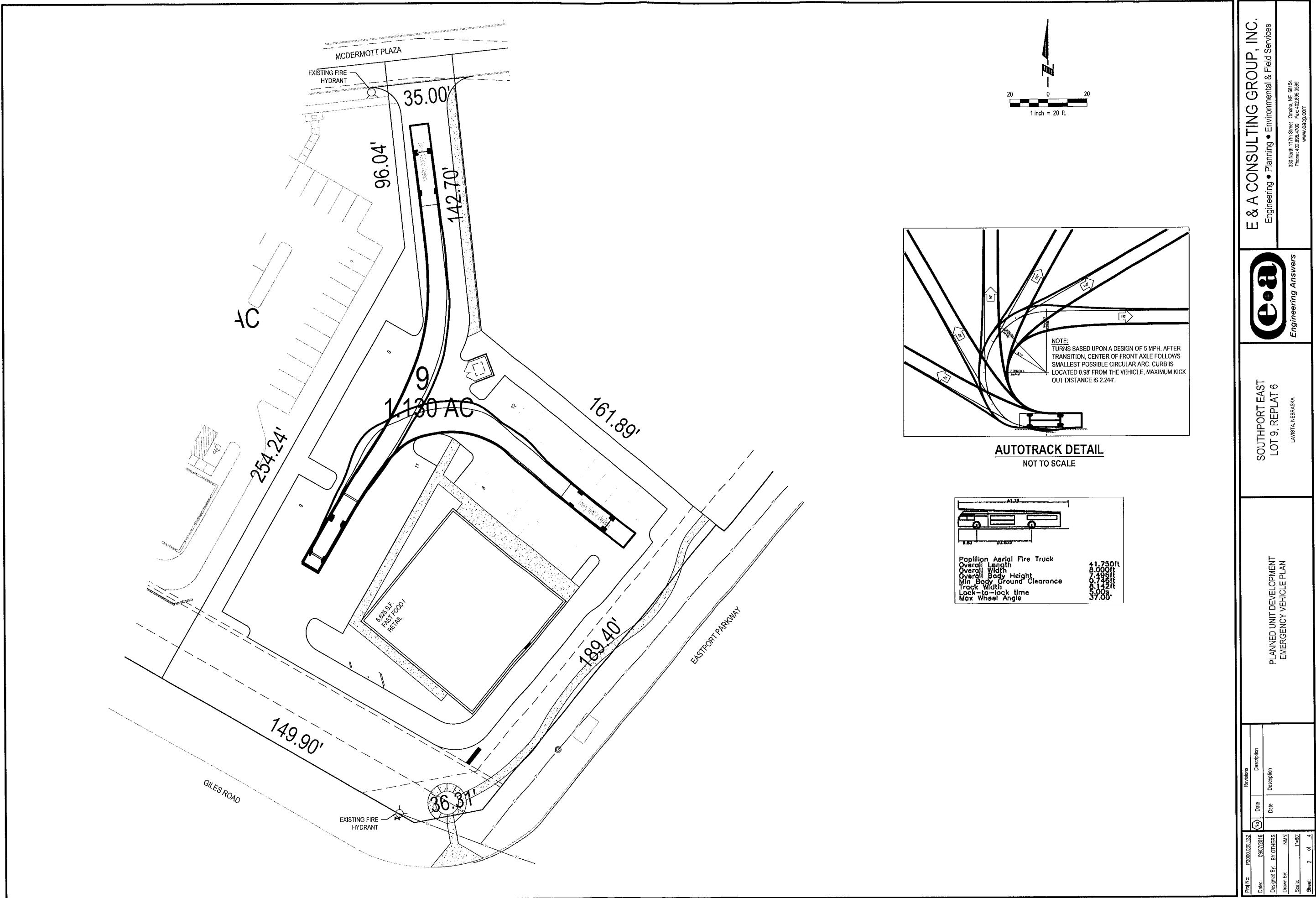
Sincerely,

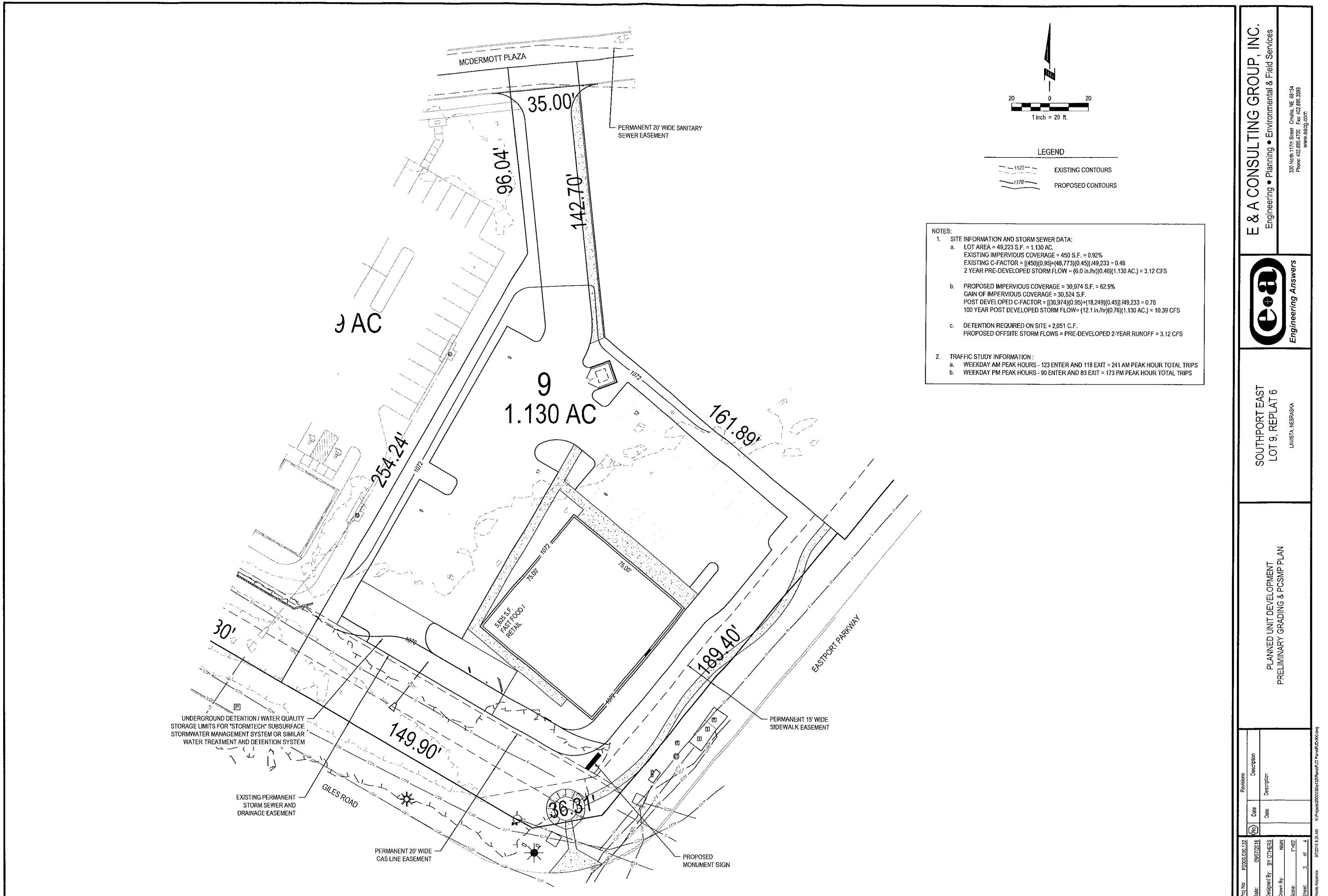
THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS



Scott P. Heaney, AIA
Architect, Associate



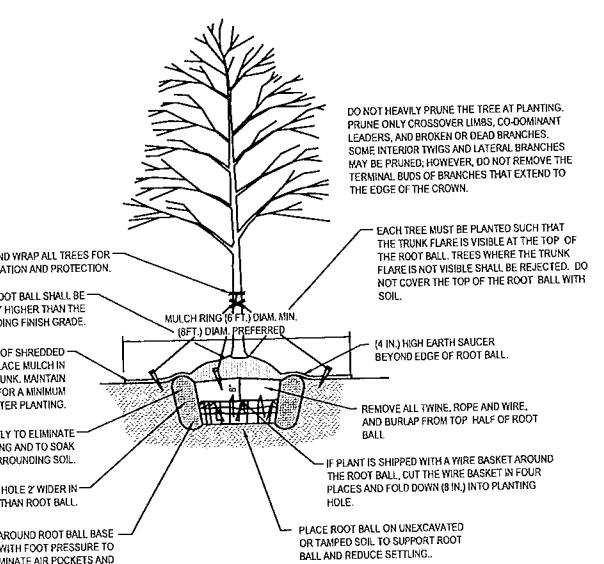
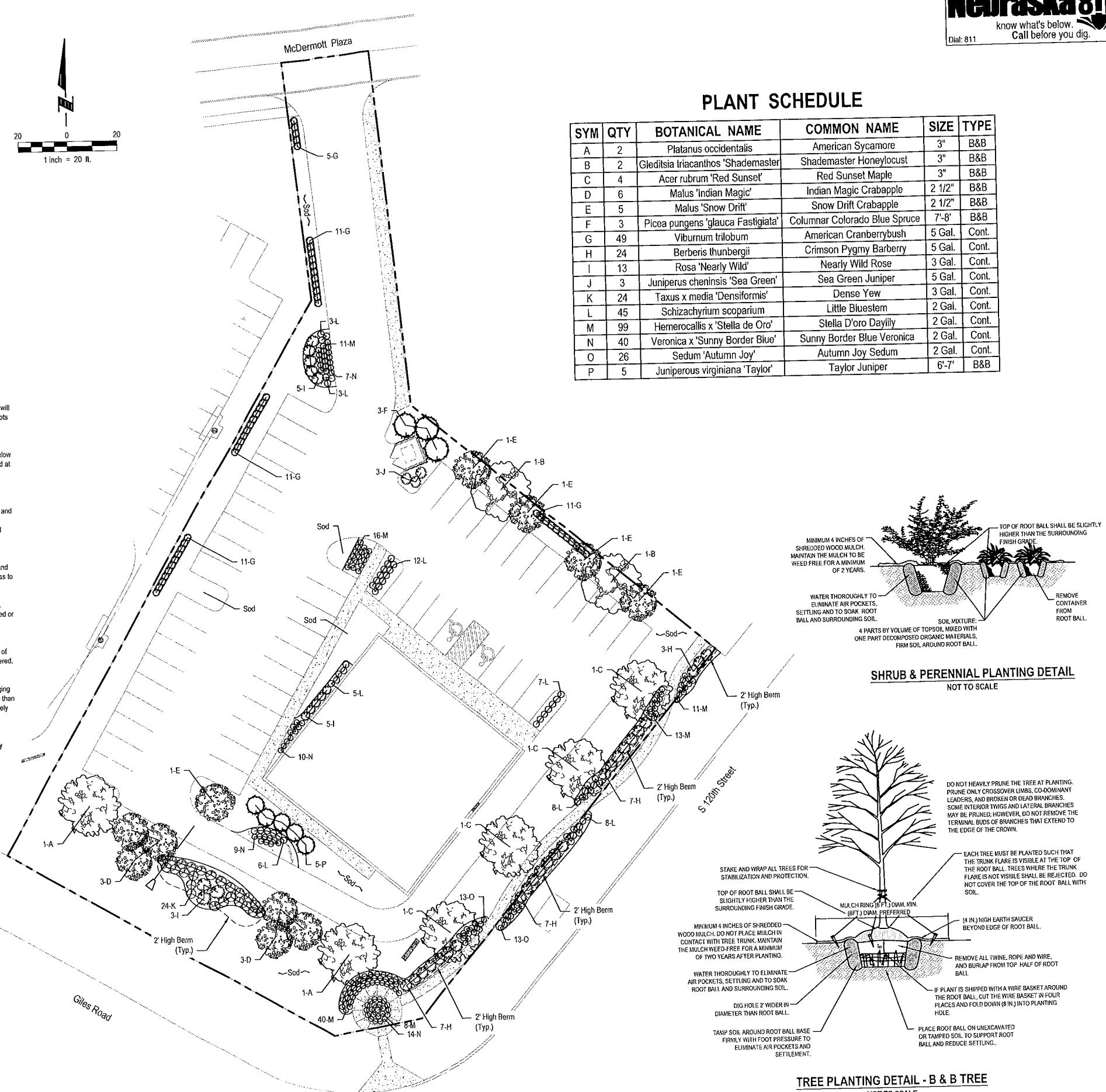






PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	2	<i>Platanus occidentalis</i>	American Sycamore	3"	B&B
B	2	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	3"	B&B
C	4	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	3"	B&B
D	6	<i>Malus</i> 'Indian Magic'	Indian Magic Crabapple	2 1/2"	B&B
E	5	<i>Malus</i> 'Snow Drift'	Snow Drift Crabapple	2 1/2"	B&B
F	3	<i>Picea pungens</i> 'glauca Fastigata'	Columnar Colorado Blue Spruce	7'-8'	B&B
G	49	<i>Viburnum trilobum</i>	American Cranberrybush	5 Gal.	Cont.
H	24	<i>Berberis thunbergii</i>	Crimson Pygmy Barberry	5 Gal.	Cont.
I	13	<i>Rosa</i> 'Nearly Wild'	Nearly Wild Rose	3 Gal.	Cont.
J	3	<i>Juniperus chenensis</i> 'Sea Green'	Sea Green Juniper	5 Gal.	Cont.
K	24	<i>Taxus x media</i> 'Densiformis'	Dense Yew	3 Gal.	Cont.
L	45	<i>Schizachyrium scoparium</i>	Little Bluestem	2 Gal.	Cont.
M	99	<i>Hemerocallis</i> x 'Stella de Oro'	Stella D'oro Daylily	2 Gal.	Cont.
N	40	<i>Veronica</i> x 'Sunny Border Blue'	Sunny Border Blue Veronica	2 Gal.	Cont.
O	26	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum	2 Gal.	Cont.
P	5	<i>Juniperus virginiana</i> 'Taylor'	Taylor Juniper	6'-7'	B&B



TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE

