

Overview



Aerial Image



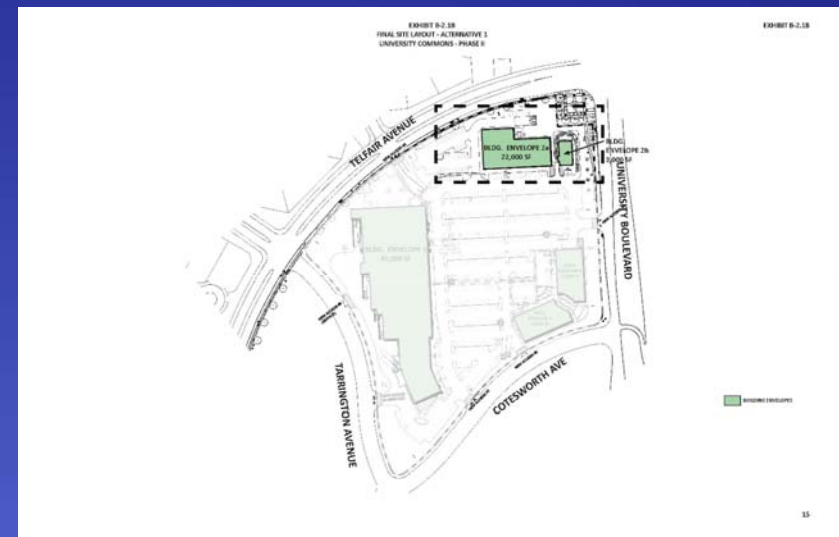
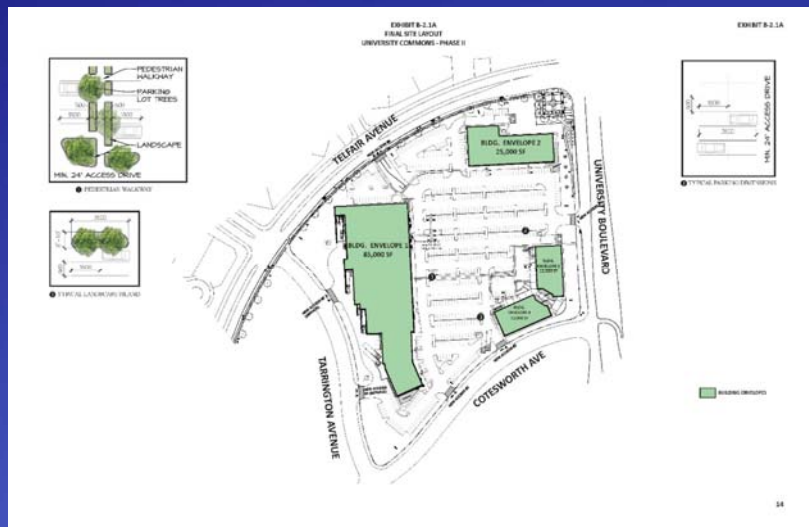
Final Development Plan Overview

- Two site layout plan options:
 - Alternative 1 provides for drive-thru option
- Site layout plans include 4 building envelopes
- Proposed outdoor sales area w/ grocer tenant
- Provides for variety of commercial/retail uses
- Many architectural and site design features consistent with University Commons Phase I

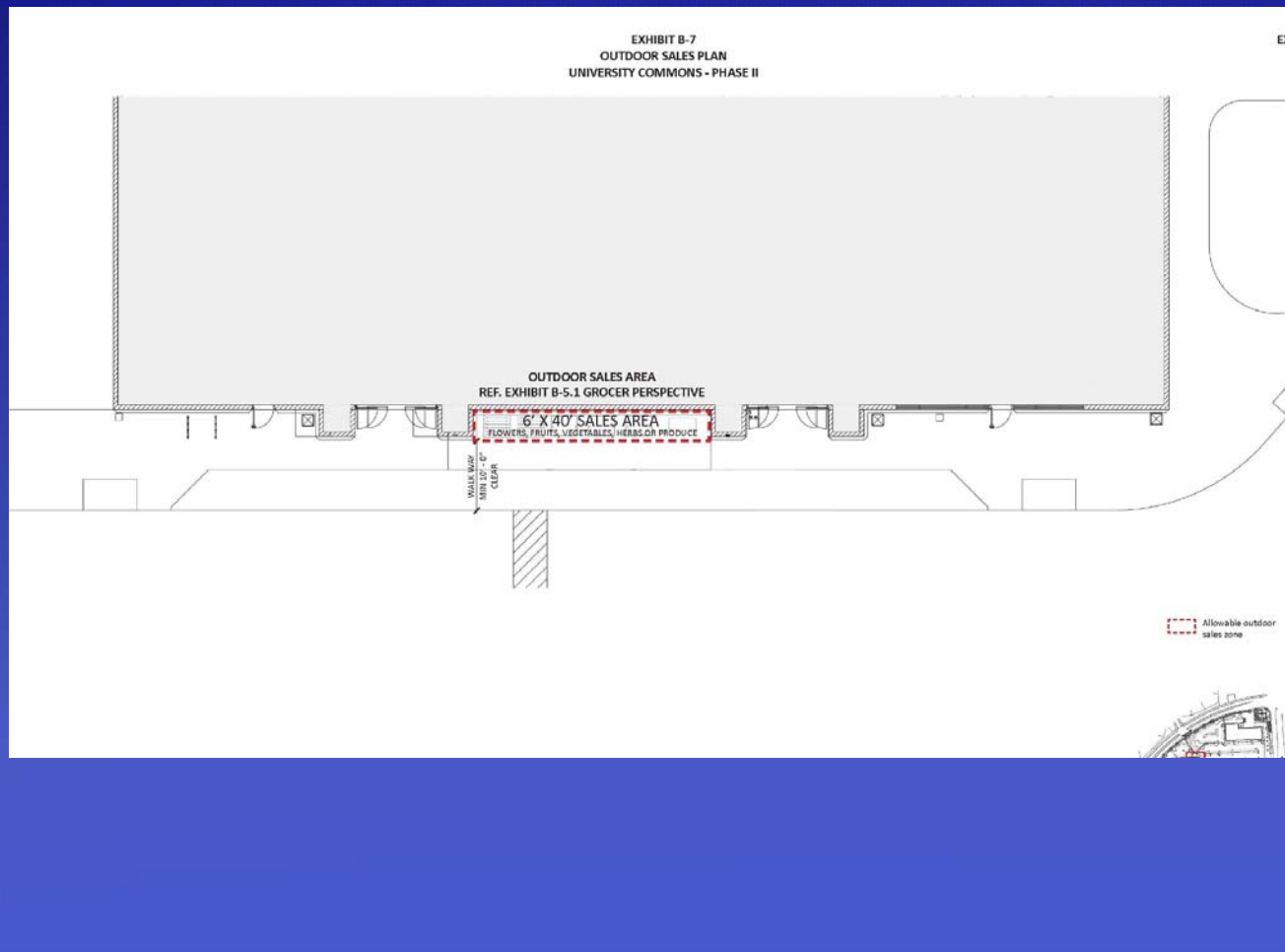
P&Z Meetings Overview

- **Workshop held 7-27-17**
- **Public Hearing held 9-12-17**
 - **No members of public spoke**
- **Consideration & Action held 10-10-17**
- **Discussions focused on:**
 - **Rear of Bldg 1 and proposed screening for truck loading area**
 - **Further info on proposed drive-thru for Building 2**
 - **Outdoor sales area for grocer & request for more specific details**
 - **Examining various landscaping & pedestrian elements in PD; bike parking, patio areas, screening at corner of Building 2, additional ped connectivity bw buildings and within site**

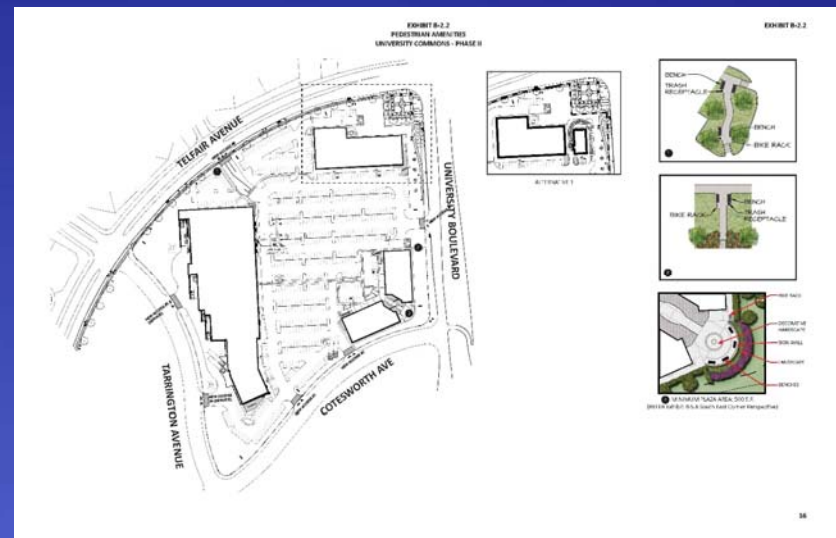
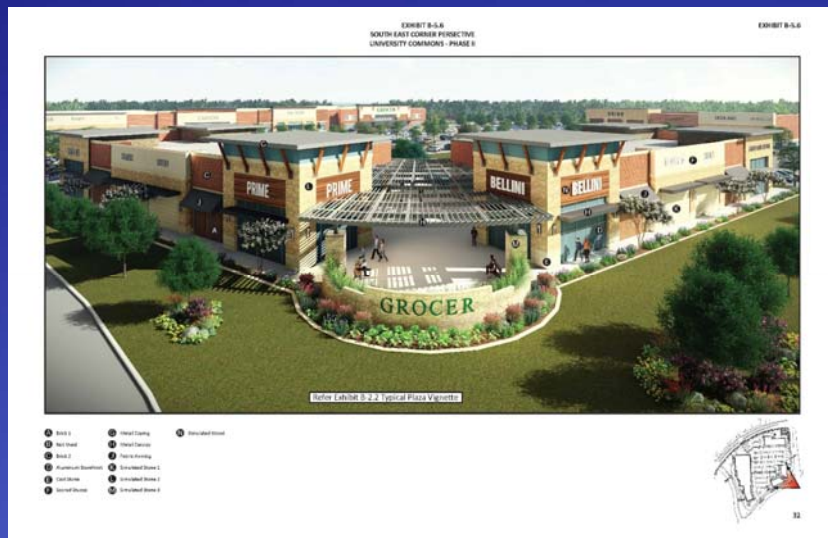
Site Layout Plan & Alternative 1



Outdoor Sales Area



Pedestrian Amenities



Truck Loading Area

EXHIBIT B-5.9
TRUCK DOCK SCREENING PERSPECTIVE
UNIVERSITY COMMONS - PHASE II

EXHIBIT B-5.9



- | | | |
|----------------------|----------------|----------------------------|
| A Brick 1 | C Metal Coping | I Not Used |
| B Brick Accent Bands | D Not Used | J Landscape Screen |
| C Brick92 | E Not Used | K Loading Dock Screen Wall |
| D Not Used | F Not Used | |
| E Cast Stone | G Not Used | |
| F Not Used | H Not Used | |



Points for Consideration

- **Applicant provided further detail for rear facing perspective of proposed drive-thru to address Commission comments**
- **Further detail provided on outdoor sales area and corresponding language in FDP**
- **Applicant responded to concern regarding screening of rear truck loading area with updated exhibit**
- **FDP includes ped/bike amenities discussed, and applicant has provided additional exhibits and modifications addressing Commission comments**
- **Overall applicant has addressed Commission comments from meetings with this proposed FDP material**

Public Hearing

- **Notified property owners within 200-ft**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **Courtesy notification sign**
- **Staff not aware of any opposition**

Next Steps

- **Hold Public Hearing**
- **1st Reading of Ordinance No. 2118**
- **Second Reading of Ordinance at subsequent meeting**



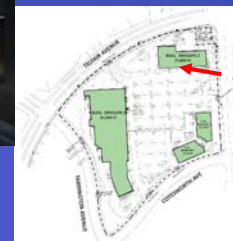


Grocery Anchored Retail





Retail at Northeast Corner





Retail at Southeast Corner





Public Plaza at Southeast Corner

