Planning Commission
Agenda
January 6, 2015

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. **Lots 9, 10 & 11 T.J. Holland's Subdivision** — **Property Line Adjustment**
   SW 5th Street & Southwest 'B' Street

2. **Lots 14 & 15 Dunn & Davis Addition** — **Property Line Adjustment**
   Southwest 'B' Street

IV. New Business

1. **The Incubator** — **Planned Unit Development***
   Southwest Regional Airport Boulevard & Greenhouse Road

V. Other Business

   a. **Statement of Financial Interest**

VI. Planner's Report

VII. Adjournment

***** Denotes public hearing.

Planning Commission
Minutes
December 16, 2014

Meeting called to order at 5:00 p.m. by Debi Havner, Chairperson.

Present: Richard Binns, Joe Haynie, Debi Havner, James Stanley, Rod Sanders.

Absent: Lisa Bohn (arrived after consent agenda)

Motion by Haynie, seconded by Binns to approve the minutes of December 2, 2014.
Approved 5-0

Consent Agenda

1. Lots 201 and 202 Bentonville Original — Lot Split
   301 Northeast 2nd Street

2. Lots 21 and 22 Huffman's Addition — Lot Split
   612 Northwest Jefferson Street

Approved 5-0

New Business

Item #1
Autumn Avenue Property, LLC: (14-09000030) Autumn Avenue Property LLC, Rezoning, A-1, Agricultural to R-1, Single Family Residential) Northwest Autumn Avenue.
The applicant has requested a zoning change to allow incorporation of land into existing properties that abut tract to the south.
No public comment
Approved 6-0

Item #2
TCI Bentonville Inc. (14-13000001)The Parc at Bentonville, Rezoning, Southwest Regional Airport Boulevard, Zoned A-1.
The applicants have requested a rezoning from A-1 to PUD, Planned Unit Development.
The applicant has proposed a Planned Unit Development at this location to be known as The Parc at Bentonville. The PUD would cover 79.66 acres and would consist of commercial and multifamily residential developments. The applicant has proposed four phases to the project. Phase 1 would consist of 216 apartments in 9 buildings. Easement will be dedicated along the rear of the commercial property and utilities will be extended along said line to connect to the property to the north. Phase 2 includes the construction of the public street along the rear of the commercial lots and the installation of utilities to those lots. Phases 3 and 4 would consist of apartments and commercial with the final phase to be completed 5-7 years from the beginning of Phase 1.

The maximum multifamily residential density would be 20 units/acre. The applicant is also proposing a 4,900 square foot leasing center near the entrance to the project. Proposed project accessories include a trash compactor, four 6-car garages, a mail structure near the entrance, and a total of 44 carports spread evenly throughout the site. The apartment building will consist of fiber cement siding with manufactured

stone accents. The commercial uses are consistent with the uses allowed in the C-2, General Commercial zoning district at time of zoning.

A 5' side landscape buffer between commercial properties is proposed while a 20' landscape buffer will be installed along the rear property lines. The 20' buffer shall be common open property and will consist of a meandering trail with benches every 300'. All landscaping requirement shall meet the provision of section 1400 Landscaping.

Opened Public Hearing
John Easterling, City Engineer: We are requesting the road to be constructed along the rear of the commercial lots.
Beau Thompson-Sewer will be extended where the proposed road is but no right of way.
Bill Burkhart- 5003 SW Blairmount no other access to commercial property. In favor of project going forward.
Closed public hearing
Phil Slope-building apartments first
Approved 4-2

Item #3
Kurt Boggan: (14-02000019)Kurt Boggan, Temporary Boy Scout Shed, Conditional Use, 201 Northwest 2nd Street, Zoned R-1, single Family Residential.
The applicant is proposing a temporary 16' x 24' storage shed to be used to store equipment and supplies for Boy Scout Troop 525 and Cub Scout Pack 525. The Troop and Pack are currently using an 8' x 12' storage facility and Troop/Pack members' garages for storage. The applicant is proposing the shed be painted burnt red to match the color of the nearby First United Methodist Church. The applicant is also proposing to plant 4 American Holly trees at the four corners of the shed and Boxwood shrubs along the sides and back of the shed for screening purpose. The applicant also stated that any trailers used by the Troop or Pack will be parked in the parking lot on a hard surface.
Opened public hearing
Dwight Heasley-5128 Little Flock-approximately 144 boys to support.
Approved 6-0

Item #4
Meadows at Woods Creek, Inc.: (14-03000006) Amber Ridge, Final Plat, Northeast Marina Drive, Zoned R-1, Single Family Residential.
Amber Ridge consists of 69.29 acres and includes a total of 37 lots, all of which are buildable. The applicant is proposing to dedicate right of way along Northeast Green Creek Road and Northeast Birchgrove Place within the subdivision. The plat also dedicates utility easements throughout the subdivision to serve each lot.
Approved 6-0

No planners report

Meeting adjourned

Diane Shastid

Planning Commission Staff Report
Property Line Adjustment: Lots 9, 10 & 11 T.J. Holland's Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: January 6, 2015

GENERAL INFORMATION:

H.T.E. Project Number: 14-07000036

Applicant: Bike Rack Development (Jake Newell)

Representative: Bike Rack Development (Jake Newell)

Requested Action: Property Line Adjustment Approval

Location: SW 'B' Street & Southwest 5th Street

Existing Zoning: DE, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant is proposing to adjust the property lines that currently divide existing lots 5, 6 & 7 to create lot 9 (0.16 acres), lot 10 (0.11 acres) and lot 11 (0.22 acers) of the T. J Holland's Subdivision. All easements and rights of way are being dedicated per the master street plan along Southwest 'B' Street. An access easement will be dedicated by separate document across the western property line of all 3 lots to provide access to rear loaded garages.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-C3, Central Residential – High Density	Downtown Mixed Uses Residential
South	DE, Downtown Edge	Downtown Mixed Uses Residential
East	R-1, Single Family Residential	Mixed Use
West	DC, Downtown Core	Downtown Mixed Uses Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 5th Street	Local
East	Southwest 'B' Street	Local
West	-	-

TRAFFIC FINDINGS:

(a) Traffic data for the nearest intersections are as follows: N/A.
(b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.

2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; tow of the the three lots are currently vacant and the other lot is currently an occupied single residence.

Drainage Report: A drainage report is not required for this property line adjustment.

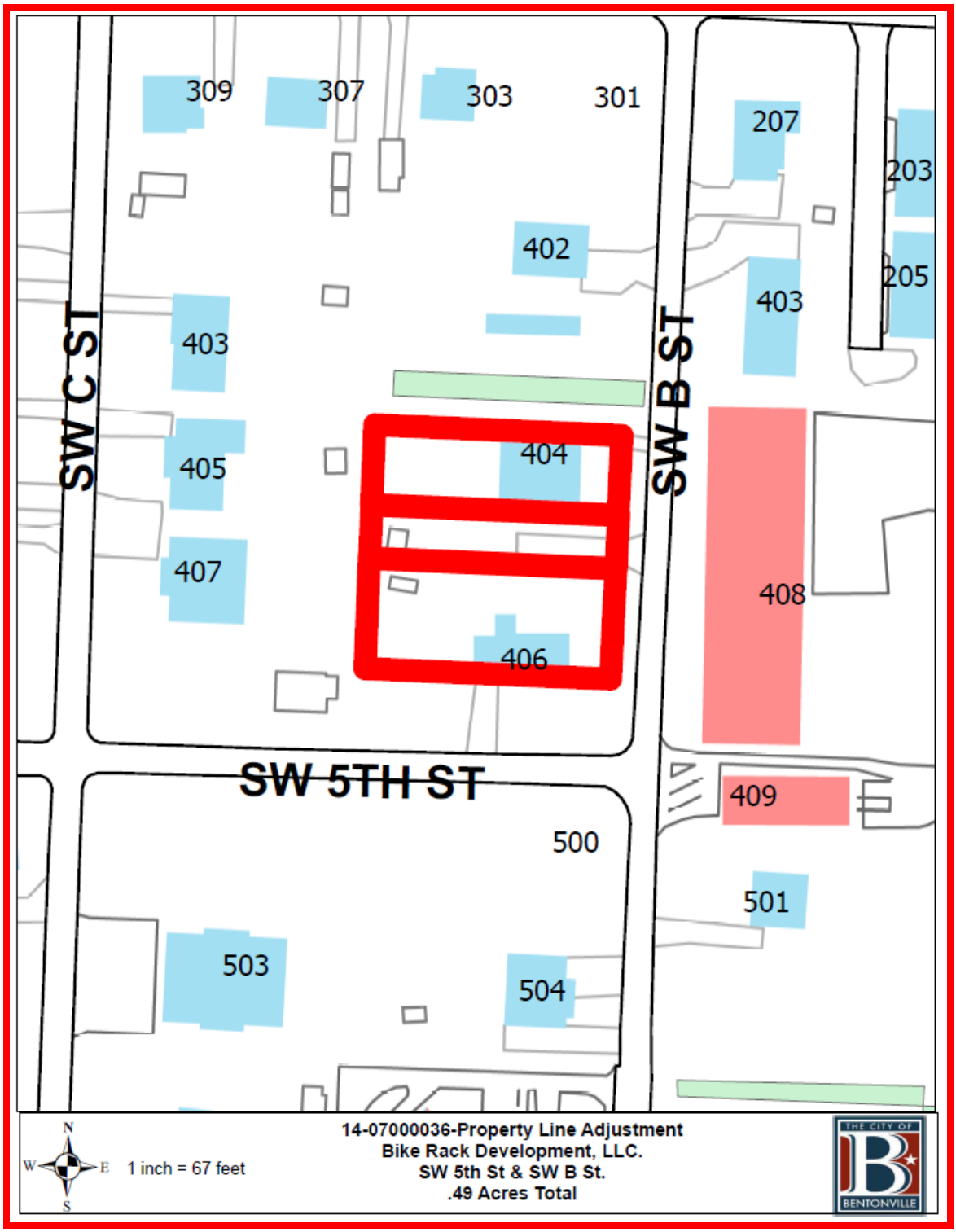
Water / Sewer: Per the G.I.S. site, water and sewer are available at this location.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends this item be **APPROVED**.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14-07000036-Property Line Adjustment
Bike Rack Development, LLC.
SW 5th St & SW B St.
.49 Acres Total
THE CITY OF
BENTONVILLE

Planning Commission Staff Report
Property Line Adjustment: Lots 14 & 15 Dunn & Davis Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: January 6, 2015

GENERAL INFORMATION:

H.T.E. Project Number: 14-07000037

Applicant: Michael G. Johnson & Sandy L. Dixon

Representative: Morrison Shipley Engineers (Patrick Foy)

Requested Action: Property Line Adjustment Approval

Location: Southwest 'B' Street

Existing Zoning: DE, Downtown Edge

Land Use Plan: Mixed Use

BACKGROUND:

The applicant is proposing a property line adjustment that will remove the common lot line between existing lots 2 & 3 and 3 & 6 to create lot 14 (0.22 acers) and lot 15 (0.29 acres) of the Dunn and Davis Addition. All public utility easements and rights of way already exist and no dedications will be necessary at this time.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	DC, Downtown Core	Mixed Use
South	DE, Downtown Edge	Mixed Use
East	DC, Downtown Core	Mixed Use
West	DE, Downtown Edge	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southwest 'B' Street	Local

TRAFFIC FINDINGS:

(a) Traffic data for the nearest intersections are as follows: N/A.
(b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.

2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; one lot is the site of and existing single family home and the other is a vacant parcel within a redeveloping section of the downtown area.

Drainage Report: A drainage report is not required for this property line adjustment.

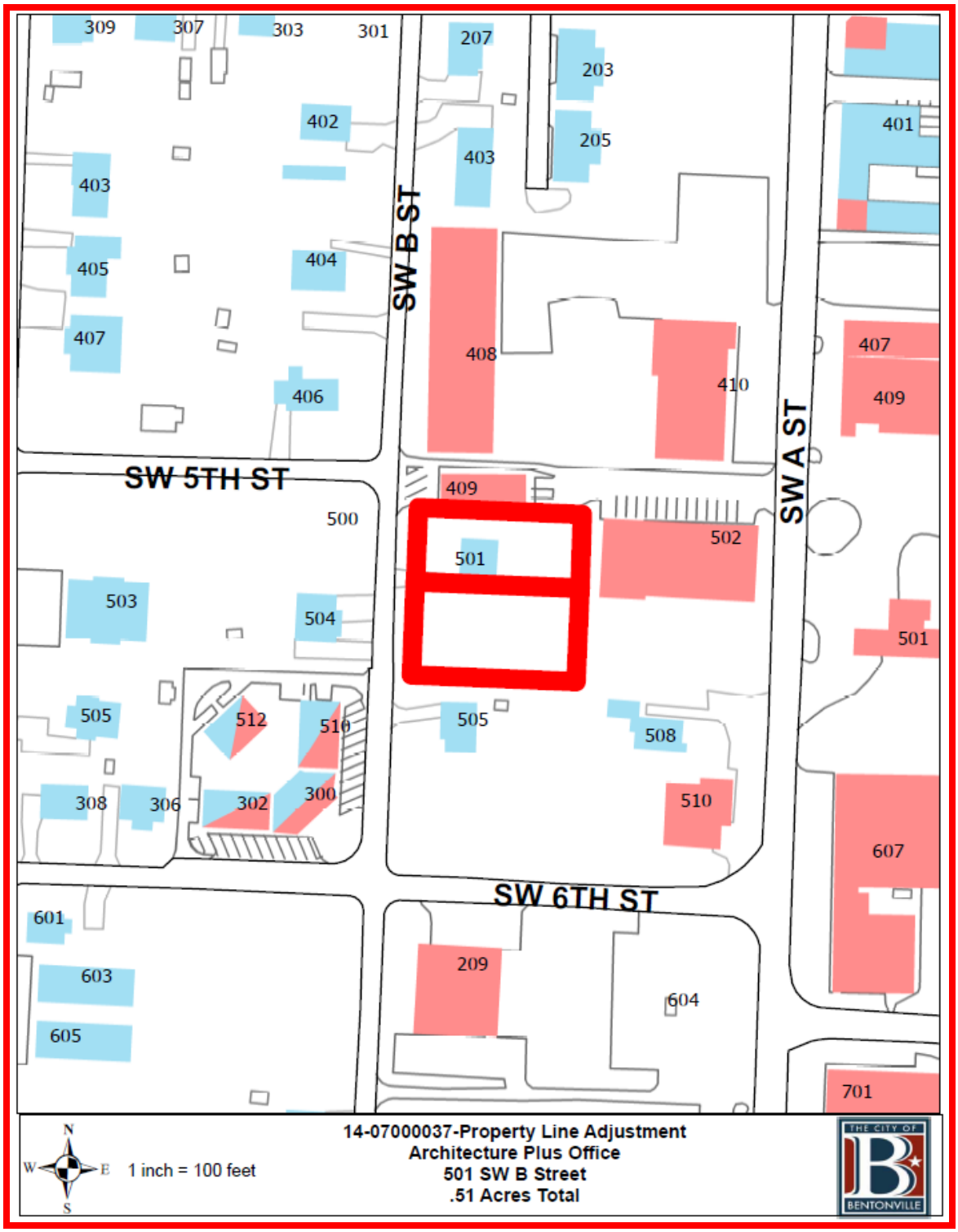
Water / Sewer: Per the G.I.S. site, water and sewer are available at this location.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends this item be **APPROVED**.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1 inch = 100 feet
14-07000037-Property Line Adjustment
Architecture Plus Office
501 SW B Street
.51 Acres Total
THE CITY OF
BENTONVILLE

PC Meeting of: December 16, 2014

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

Planning Commission Staff Report
REZONING: The Incubator, C-1, Neighborhood Commercial to PUD, Planned Unit Development

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Jon Stanley, Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	January 6, 2015

GENERAL INFORMATION

H.T.E. Project Number: 14-13000002

Applicant/Current Owner: Terry Carson, First Bank

Representative: Tim Risley

Requested Action: Rezoning

Location: Southwest Regional Airport Boulevard, Greenhouse Road & SW Morning Star Road

Existing Zoning: C-1, Neighborhood Commercial

Proposed Zoning: PUD, Planned Unit Development

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

The applicant has proposed a Planned Unit Development at this location to be known as The Incubator. The PUD would entail 12.26 acres and would consist of office/retail, climate controlled and non-climate controlled storage units, contractor lease/warehouse units and covered parking units.

The purpose and intent of the PUD is to provide a Mixed Use Business Incubator Development that will provide facilities for the public and small businesses.

The applicant has proposed two phases to the project. Phase 1 would consist of 7.96 acers and contain 94,250 square feet of the above mentioned uses and Phase 2 would consist of 4.29 acers and 51,550 square feet of facilities described above. The construction timeline for Phase 1 is from March 2015 to March 2016 and Phase 2 is from March 2017 to October 2017.

All buildings along street frontages or property lines will share a common architectural theme and will comply with the City's Commercial Design Standards.

The 20% open space requirement is being met and additionally all landscape requirement set forth in Article 1400 of the subdivision code will be adhered to.

The maximum density for phase 1 is 94, 250 square feet of 2.51 unties per acer and for phase 2 it is 51,550 square feet or 1.86 units per acer for a total density of 4.37 units per acer.

Property Description/Site Inspection: A site inspection was completed; this property is currently vacant in a developing commercial area.

Previous Rezoning Requests for this Property: There was one previous rezoning request on August 3, 2004 from A-1, Agricultural to C-1, Neighborhood Commercial ORD # 2004-????

SURROUNDING LAND USES & ZONINGS:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Agriculture	R-2, Duplex & Patio Home Residential	Medium Density Residential
South	Commercial/Office (Vacant)	C-2, General Commercial/R-O, Residential Office	Office
East	Commercial/Office (Vacant)	C-1, Neighborhood Commercial	Commercial
West	Benton County	C-1, Neighborhood Commercial & Benton County	Commercial & Office

SURROUNDING STREETS AND CLASSIFICATIONS:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	Southwest Regional Airport Boulevard	Arterial	2 lane asphalt with shoulders and curb & gutter
East	Greenhouse Road	Arterial	2 lane asphalt
West	Southwest Morning Star Road	Local	2 lane asphalt with curb & gutter

LEGAL NOTIFICATIONS

Public Notice: On **December 18, 2014**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **December 8, 2014**. In addition, staff posted a notice of public hearing sign on the property on **December 22, 2014**. This **DOES** meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The proposed zoning promotes a mix of uses. Per the general plan the city should encourage a mix of uses that will help decrease traffic congestion by providing goods and services within the same development. The proposed zoning also complements The Centers scenario of the general plan by "offering the opportunity to use a variety of implementation techniques. Bonus or incentive zoning can be used to encourage development of activity nodes….."

2. A determination as to whether the proposed zoning would create or increase traffic danger and congestion.

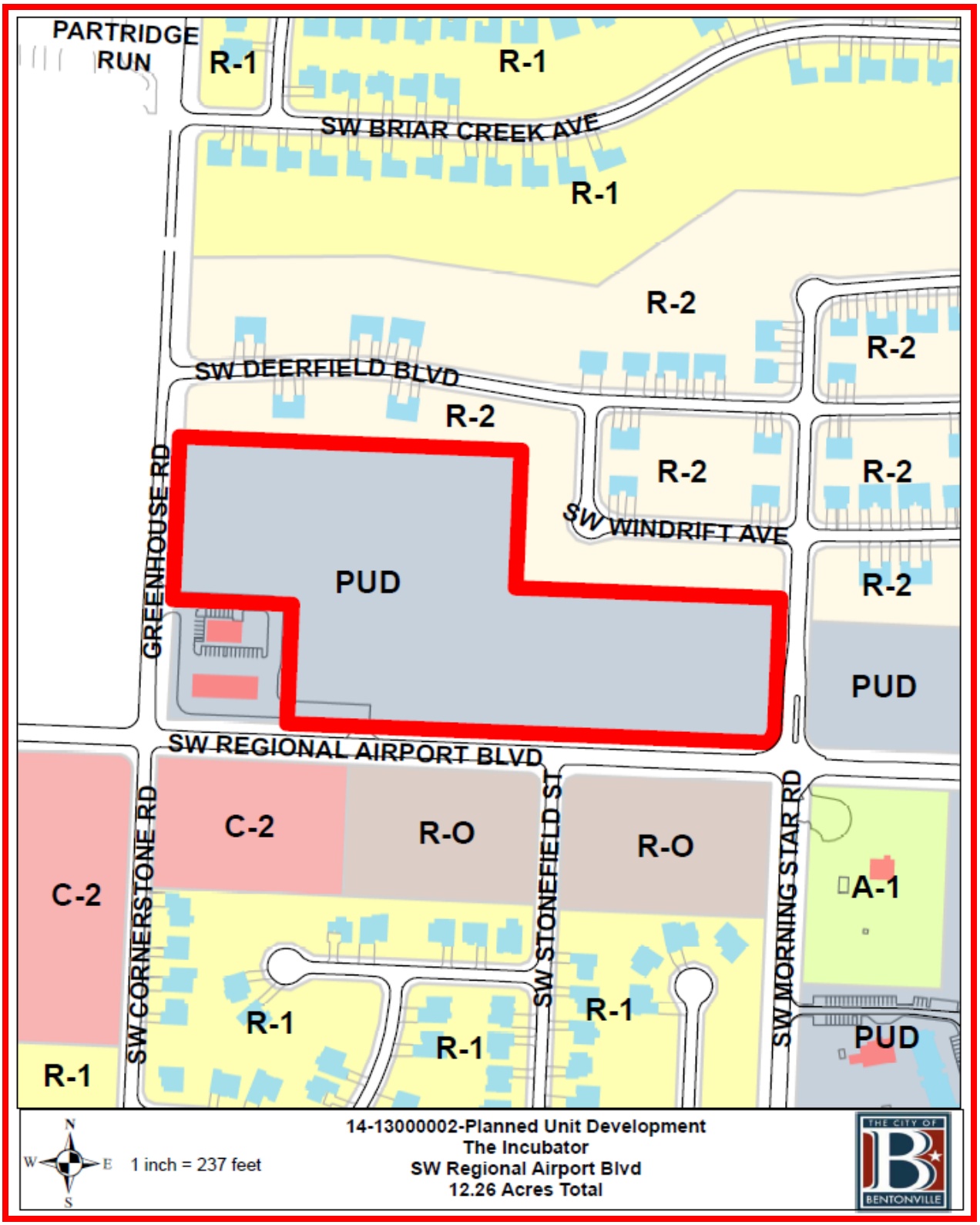
Finding(s) of Staff: The proposed Southwest Regional Airport Boulevard improvements will help facilitate a decrease in traffic congestion in this area. Due to the mix of uses within the development, trips per day should be reduced with the development of these commercial lots.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: Water and Sewer infrastructure is adequate for the proposed use.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of the rezoning from **C-1, Neighborhood Commercial** to **PUD, Planned Unit Development** as submitted by the applicant.


PARTRIDGE RUN
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SW WINDRIFT AVE
GREENHOUSE RD
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1 inch = 237 feet
14-13000002-Planned Unit Development
The Incubator
SW Regional Airport Blvd
12.26 Acres Total
THE CITY OF
BENTONVILLE

The Incubator PUD

Business / Office / Storage / Park
December 02, 2014

NARRATIVE

Developer :
Charles Palmer
BOS Park, LLC
6301 Cliff Drive
Fort Smith, AR 72903
(479) 494-5682

Representative
Tim A. Risley and Associates
#1 Con/Arc Place
6101 Phoenix Avenue
Fort Smith, AR 72903

Planned Unit Development (PUD)

Per **Art. 401.10** within the City of Bentonville Zoning Code;

A. General Description

1. **Purpose.** The purpose of this proposed PUD District is to establish a Mixed-Use Business Incubator Development that is innovative, but does not strictly comply with the provisions of the zone in which the property is located and which cannot be achieved through traditional zoning.

2. **Intent.** The intent of this proposed PUD District is to develop a Mixed-Use Business Incubator Development that provides facilities for the public and small business.
   a) Perimeter security shall be provided, with key-card access at (2) entrances identified on the Master Site Plan.
   b) Facilities with free access from Highway 12 and S.W. Morningstar Road are also identified on the Master Site Plan.

3. **Development Area.** Total Area of development (includes Phases 1 and 2) = 12.26 acres.
   - Phase 1 Area = 7.96 Ac.; Phase 2 Area = 4.29 Ac.
   - Vegetated Area (post-development) = 2.70 Ac (22% of total site area)
   - Total Building Area = 3.26 Ac. (27% of total site area)
   - Pavement Area = 6.30 Ac.

4. **Zoning and Master Site Plan.** Attached Master Site Plan identifies and locates individual buildings and occupancies within the proposed PUD Mixed-Use zoning district. Zoning regulations for this proposed PUD are described herein.

B. Permitted Uses.

Facilities total 142,015 sq. ft. (3.26 Ac.)

• Retail Lease Space units :	20,000 sq. ft.	14.1%	Mixed-Use Zoning
• General Business Offices :	6,120 sq. ft.	4.3%	Mixed-Use Zoning
• Vendor Office spaces:	10,250 sq. ft.	7.2%	Mixed-Use Zoning
• Vendor Mock-up spaces :	9,000 sq. ft.	6.3%	Mixed-Use Zoning
• Contractor Office Spaces :	7,700 sq. ft.	5.4%	Mixed-Use Zoning
• Contractor Mini-Storage Units :	9,450 sq. ft.	6.7%	Mixed-Use Zoning
• R.V. Enclosed Parking :	19,750 sq. ft.	13.9%	Mixed-Use Zoning
• Climate Controlled Lockers :	6,680 sq. ft.	4.7%	Mixed-Use Zoning
• Non-Climate Controlled Lockers :	53,065 sq. ft.	37.4%	Mixed-Use Zoning

Office spaces, Retail spaces, Mini-warehouse and Storage units will be available in a range of sizes, as indicated on the Master Site Plan (see attached).

C. Modification of Development Standards.

1. **The following standards are proposed for adoption;**
   a) density
   b) access management
   c) building setbacks; per Art. 401.8, modified herein.
   d) height of buildings; per Art. 401

e) lot ; per Art. 401
f) lot width; per Art. 401
g) lot depth; per Art. 401
h) landscaping; per Art. 1400
i) required off-street parking; per Art. 501

2. **The following standards shall not be modified;**
The following development standards shall meet current requirements set forth in ordinances within the City of Bentonville Zoning Code and are not to be modified;

a) sign requirements; per Art. 801
b) grading and drainage; Storm Water & Drainage manual, 2008
c) outdoor lighting; per Art. 1100.11
d) screening; per Art. 1400, Type "A" opaque screen./ Type "C" Wall Screen
e) street light standards; Art. 1100
f) flood damage protection; per Art. 1500

D. PUD Development Criteria.

1. **Common Open Space as shown.**

a. Standards.

a) A minimum of 20% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.

12.26 Ac less 1.60 Ac (parking lots) = 10.66 Ac.

Required Common Open Spa. = 20% x 10.66 = 2.13 Ac.

ii Open space shall be distributed more or less equitably throughout the PUD District in relationship to the facilities that are intended to be used by the common open space.

iii Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD District are preserved and maintained for those purposes only.

iv Common useable open space shall be open to tenants and lessees with access through security entrances.

b. Common Open Space Determination as shown.

i. Water bodies, including normal water surface area of unfenced retention ponds, up to 50% of the required open space area. N/A. on this project.

ii. Active detention ponds. Estimated area = 0.75 Ac.

iii. Vegetated, landscaped area, excluding required parking lot landscaping requirements.

Required Perimeter Landscaping = 1950' x 7' = **0.31 Ac.**

Area of Parking lots = 1.60 Ac. (70,000 s.f.)
Required Interior Parking Lot Landscaping = 10% x 1.60 Ac. = **0.16 Ac.**
Total Required Landscape Areas = 0.31 + 0.16 = **0.47 Ac.**

iv. Pedestrian paths, trails, sidewalks (excluding those required by ordinance). N/A.

Common Open Space Provided = 2.70 Ac. – 0.16 Ac. = 2.54 Ac.

2. **Parking and Off-Street Loading.**
Parking requirements for all facilities within the proposed PUD Mixed-Use zoning district shall be modified from the parking and off-street loading requirements established in Article 501 within the City of Bentonville Zoning Code as noted herein.

a) I idual parking spaces shall be 9' wide 18' deep, with a 24' maneuvering aisle.
b) Individual parking spaces at curbs or wheel-stops shall be 9' wide by 15'-6" deep with a 2'-6" deep vehicle overhang and a 24' maneuvering aisle.

3. **Perimeter Requirements.**
Minimum Building Setbacks for all facilities within the proposed PUD Mixed-Use zoning district shall be in compliance with the setback requirements established in Article 401.8 within the City of Bentonville Zoning Code, modified as stated herein.
   a) Front Setbacks / with parking in front = 50 ft.
   b) Front Setbacks / without parking in front = 20 ft.
   c) Side Setbacks / adjacent to residential district = 15 ft.
   d) Side Setbacks / adjacent to non-residential district = 7 ft
   e) Rear Setbacks / adjacent to residential district = 23 ft.
   f) Rear Setbacks / adjacent to non-residential district = 20 ft.

4. **Height Requirements.**
Maximum Height for all facilities within the proposed PUD Mixed-Use zoning district shall be forty (40) feet, except that any structure exceeding the listed maximum height shall be set back an additional (1) foot for each foot in excess of the maximum height allowed.

5. **Density.**
The site plan indicates the proposed density by land use category. For purposes of calculating densities, net development acres are defined as gross acres of the PUD site minus utility or drainage easements.

6. **Structural Design Standards.**
The proposed PUD Mixed-Use zoning district shall meet the Design Standards for Large Scale Developments as stated herein.
   a) Structures along a common street frontage or property boundary shall have a common architectural theme.
   b) Avoid unbroken building facades of more than (100) feet.
   c) Provide human scale features, especially at street level.
   d) Avoid unarticulated and monotonous building facades and window placement.
   e) Provide a variety of building heights and varied roofline articulation.
   f) Aluminum, vinyl or fiberglass siding or roofing materials on the facades of buildings shall not be visible from a public right-of-way.

7. **Construction Phasing.**
The proposed PUD Mixed-Use zoning district shall be constructed in (2) phases, as noted on the Master Site Plan and sequenced as follows;

Phase 1A : March/April 2015 till September/October 2015
Includes Buildings A, B, C, J2, J2, K, L, M1, M2, N1, N2 & Phase 1 Detention Pond.

Phase 1B : March/April 2016 till September/October 2016, allowing 6 months to rent out lease spaces and interior units in Phase 1A.
Includes Buildings D, E, F, G1, G2, H1, H2, I & Phase 2 Detention Pond.

Phase 2 : March/April 2017 till September/October 2017, allowing 6 months to rent out lease spaces and interior units in Phase 1B.
Includes Buildings Q, R, S, T, U, V, W & X.

A detailed nstruction Plan shall be submitted wit bsequent Large Scale Development plans, including but not limited to;

a) Soils Investigation
b) Pre and Post-Development Stormwater calculations for both Phases.
c) Design of permanent Stormwater detention facilities for both Phases.
d) Earthwork calculations, including depths of cut and fill operations across the entire development.
e) Temporary replacement of material removed from the Phase 2 area with stockpiled topsoil and re-seeding with approved grasses, to maintain surface drainage to existing concrete swale along north property boundary.
f) Proportionate share of total open space for each Phase of Development.
g) Conformity to environmental standards for entire PUD Mixed-Use zoning district.
h) Grading, Drainage and Utility plans for both Phases.
i) Perimeter screening per Article 1400 within the City of Bentonville Zoning Code.
j) Design documents and construction specifications for each building indicated on the Master Site Plan.

E. Master Site Plan :
Documents include

- Master Site Plan drawn to scale at 1" = 50' (24" x 36" sheet size)
- 15 copies of master site plan. All layers, symbols and line types to be identified on drawings.
- Digital copy of Master Site Plan to be provided after approval.

F. Architectural Elevation Renderings :
Documents include

- Selected rendered elevations of perimeter structures, as seen from adjoining properties.
- Elevations to be representative color, notated and labeled.
- Building Materials Schedule and sample materials provided.

G. Warranty Deed :
Copy of **Contract to Purchase** is attached.

H. Notification :
Property owners within 200 feet of subject property to be notified by certified mail, at least 15 days in advance of public hearing with;

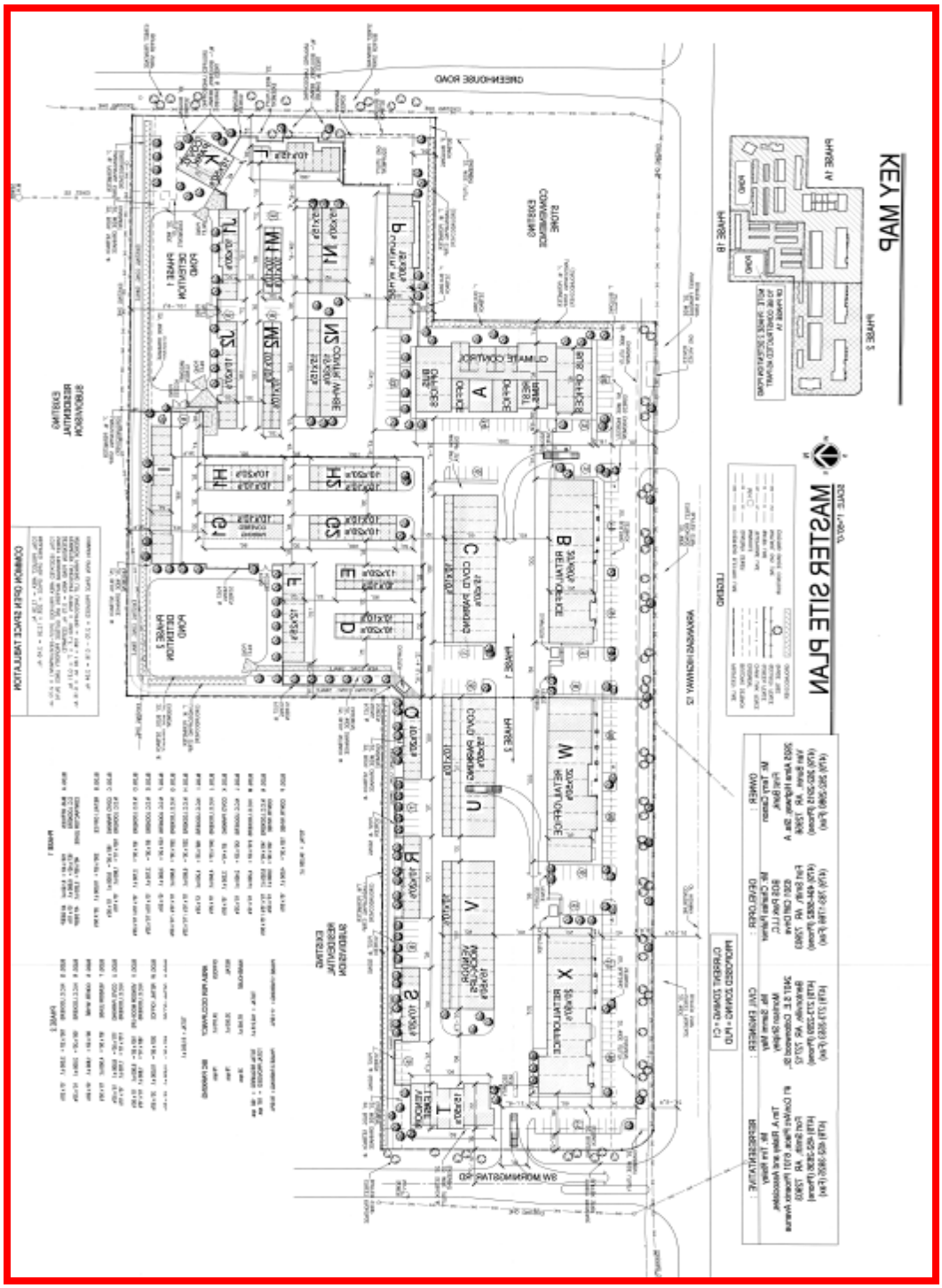
- Notification letter
- Vicinity map
- Master Site Plan
- Rendered elevations
- Forward a copy of mailing list to Planning Department at least 10 days in advance of public hearing.

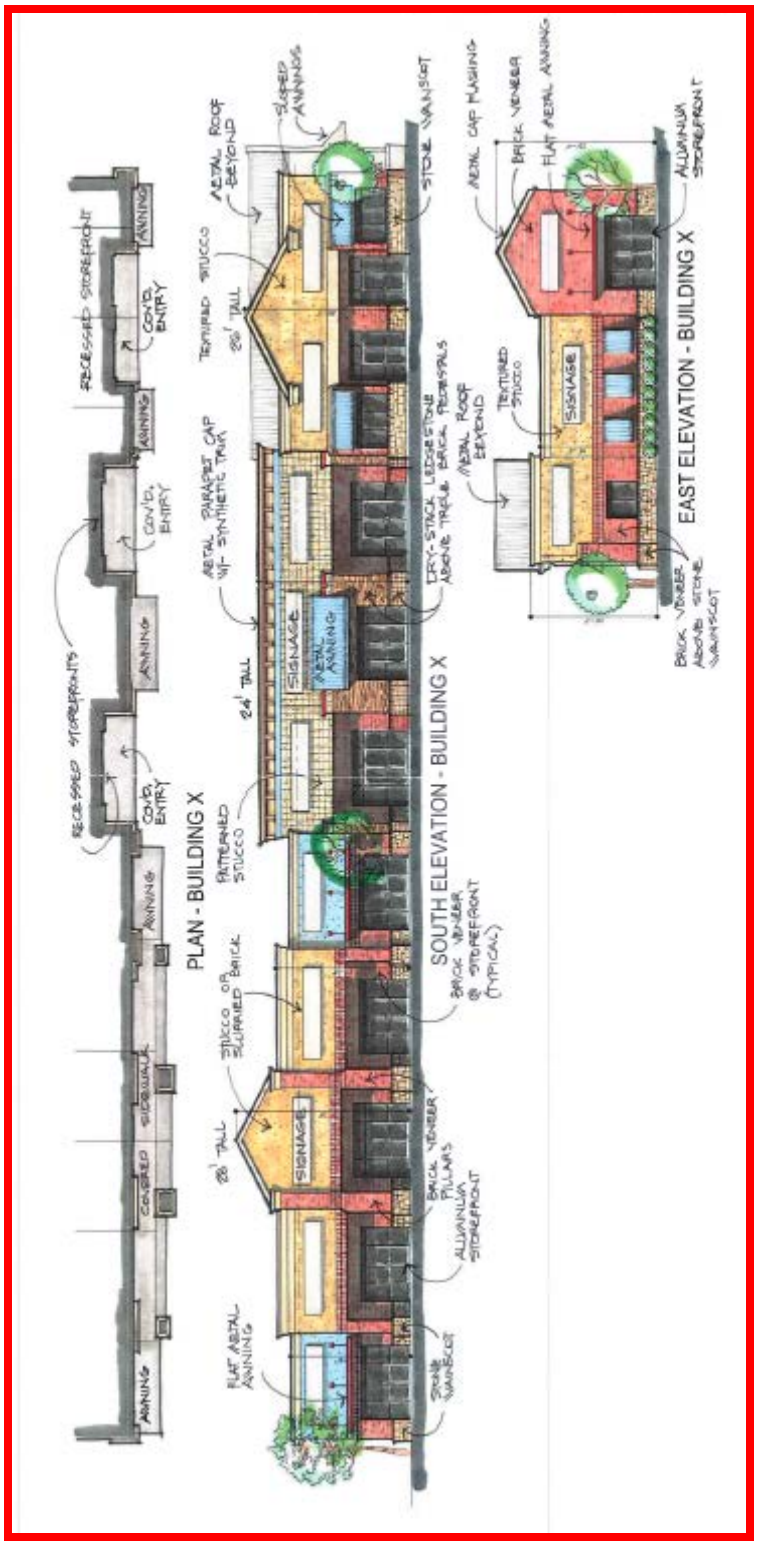
I. Legal Description : Original Survey is attached
Accurate legal description of the property, rezoned to PUD Mixed-Use zoning district, to be provided to Planning Department.

J. Publication :
City of Bentonville to publish a notice in local paper at least 15 days in advance of public hearing.

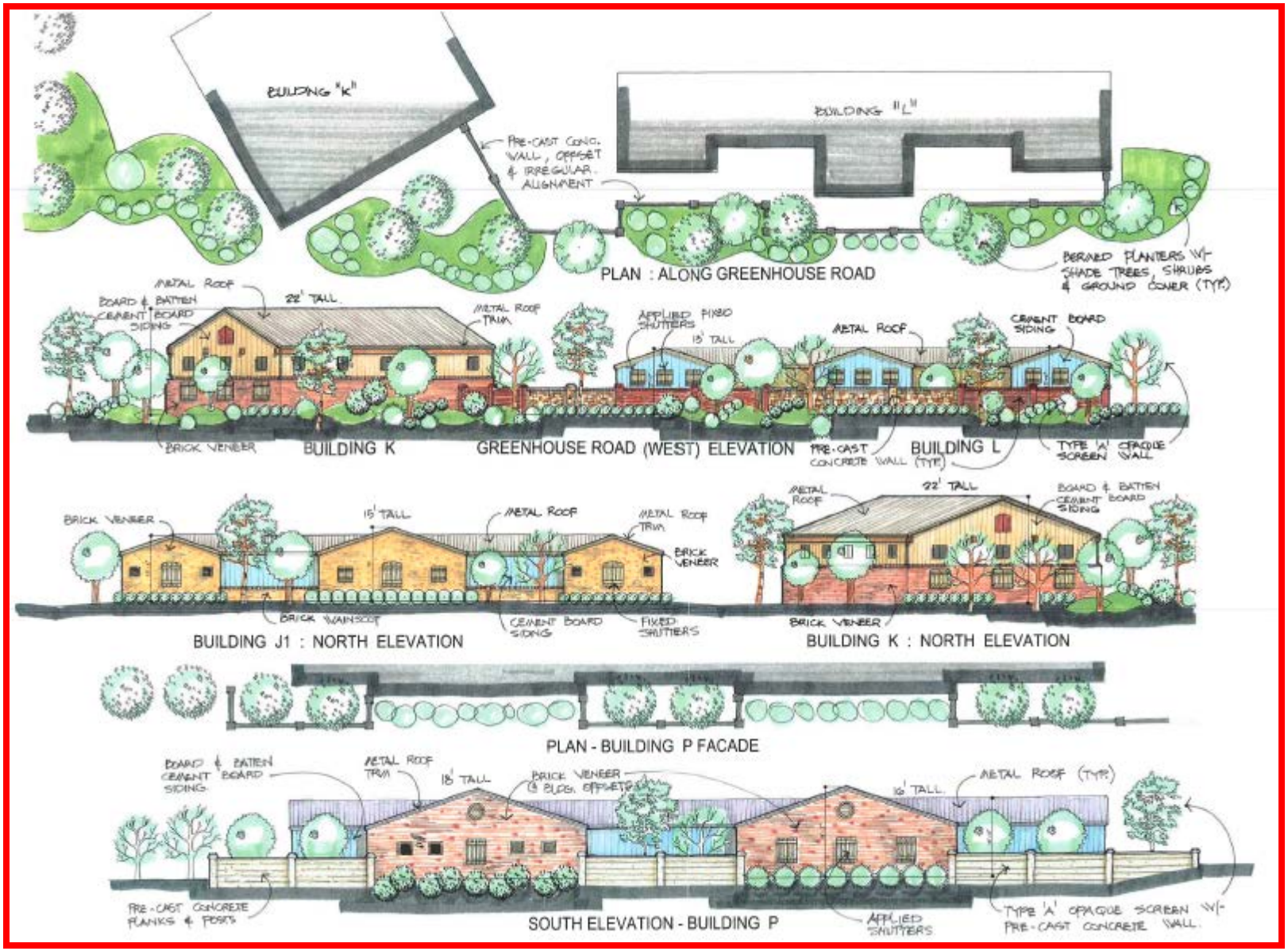
K. List of Building Materials :

1. Metal Roof : Architectural Standing Seam: Pac-Clad : "Slate Gray"
2. Pre-Cast Concrete Wall Panels : Cresco Concrete products : concrete, wood siding, exposed rock, trowelled stucco textures : paintable and stainable
3. James Hardie Cement Board Siding Products : Stucco Board, Lap Siding – smooth & wood-grained : paintable
4. Sloped Metal Awnings : corrugated panels :
5. Fixed Shutters : wood & fiberglass
6. Synthetic Stucco Trim : textured and smooth : paintable
7. Cement Stucco Skin : textured or patterned.
8. Synthetic Stone Veneer : Dry-Stack Ledgestone
9. Brick Veneer : 2 and 3 color blended
10. Brick Veneer : slurried or Pastelcote : variety of colors.
11. Brick Veneer, Triple-Brick : Pedestals at base of pillars.
12. Natural Stone Veneer : Continuous wainscot with continuous brick sill band.
13. Metal Wall Caps & Roof Trim : Pac-Clad : painted colors to blend with wall materials.
14. Storefront : Aluminum 2" x 4" storefront system, mill finish.
15. Concrete Sidewalks: Broom finish, natural color.


MASTER SITE PLAN
KEY MAP
GREENHOUSE ROAD
SW MORRISMOSTAR RD
HIGHWAY 12
PHASE 1
PHASE 1A
PHASE 1B
PHASE 2
PHASE 3


PLAN - BUILDING X
SOUTH ELEVATION - BUILDING X
EAST ELEVATION - BUILDING X
RECESSED STOREFRONT
COVD. ENTRY
AWNING
CANOPY
SIDEWALK
SIGNAGE
METAL ROOF BEYOND
SLOPED AWNING
TEXTURED STUCCO
STONE WAINSCOT
METAL PARAPET CAP W/ SYNTHETIC TAN
DRY-STACK LEDGESTONE ABOVE TRIPLE BRICK PILASTERS
PATTERNED STUCCO
STUCCO OR SCORED BRICK
BRICK VENEER @ STOREFRONT (TYPICAL)
BRICK VENEER PILLARS
ALUMINUM STOREFRONT
FLAT METAL AWNING
METAL CAP FLASHING
BRICK VENEER ABOVE STONE WAINSCOT

ANNING
ANNING
RECESSED ENTRY
COVERED SIDEWALK
CONC. ENTRY
PLAN - BUILDING 'A' FACADE
METAL ROOF
30' TALL
SLOPED METAL AWNINGS
FLAT AWNING
METAL PARAPET TRIM
STUCCO
PARAPET WALL TRIM
24' TALL
SIGNAGE
PATTERNED STUCCO
11' TALL
TEXTURED STUCCO
FIXED SHUTTERS
15' TALL
BRICK VENEER
BLENDED BRICK VENEER
EAST ELEVATION - BUILDING 'A'
ALUMINUM STOREFRONT
BRICK VENEER
METAL CAP FLASHING ABOVE STUCCO TRIM BAND
15' TALL
METAL TRIM
PARAPET WALLS BEYOND
METAL ROOF
METAL TRIM
15' TALL
METAL ROOFS BEYOND
BRICK VENEER
FIXED SHUTTERS
BRICK VENEER 2
BRICK VENEER 1 ABOVE BRICK VENEER 2
WEST ELEVATION - BUILDING 'A'
30' TALL
METAL ROOF
METAL ROOF BEYOND
25' TALL
TEXTURED STUCCO
METAL TRIM
STUCCO TRIM
BRICK VENEER
SIGNAGE
BRICK VENEER
SOUTH ELEVATION - BUILDING 'A'
ALUMINUM STOREFRONT


BUILDING "K"
BUILDING "L"
PRE-CAST CONC. WALL, OFFSET & IRREGULAR ALIGNMENT
BERMED PLANTERS W/ SHADE TREES, SHRUBS & GROUND COVER (TYP.)
PLAN : ALONG GREENHOUSE ROAD
METAL ROOF
BOARD & BATTEN CEMENT BOARD SIDING
22' TALL
METAL ROOF TRIM
APPLIED FIXED SHUTTERS
15' TALL
METAL ROOF
CEMENT BOARD SIDING
BRICK VENEER
BUILDING K
GREENHOUSE ROAD (WEST) ELEVATION
PRE-CAST CONCRETE WALL (TYP.)
BUILDING L
TYPE 'A' OPAQUE SCREEN WALL
BRICK VENEER
15' TALL
METAL ROOF
METAL ROOF TRIM
BRICK VENEER
BRICK WAINSCOT
CEMENT BOARD SIDING
FIXED SHUTTERS
BUILDING J1 : NORTH ELEVATION
METAL ROOF
22' TALL
BOARD & BATTEN CEMENT BOARD SIDING
BRICK VENEER
BUILDING K : NORTH ELEVATION
PLAN - BUILDING P FACADE
BOARD & BATTEN CEMENT BOARD SIDING
METAL ROOF TRIM
18' TALL
BRICK VENEER & BLOCK OFFSETS
16' TALL
METAL ROOF (TYP.)
PRE-CAST CONCRETE PLANKS & POSTS
APPLIED SHUTTERS
TYPE 'A' OPAQUE SCREEN W/ PRE-CAST CONCRETE WALL
SOUTH ELEVATION - BUILDING P