

F. FINAL DEVELOPMENT PLAN APPROVAL – ANTIOCH 127 – 12531 Antioch Road

1. APPLICANT: Davidson Brown Architects is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a new commercial building in the Antioch 127 shopping center.
3. LOCATION: The subject property is located at 12531 Antioch Road.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District (Rezoning No. 1987-63).
5. ANALYSIS: The applicant is requesting final development plan approval to allow a 3,000 square-foot commercial building to be constructed in the Antioch 127 shopping center. The building is an out-parcel that is along the Antioch Road frontage. This is the last out-parcel to be developed in the shopping center. The overall development plan for this center was revised to create two buildings where one was initially proposed. A Starbuck's coffee shop was recently completed on the south half of the lot and the developer is proposing to construct a multi-tenant building on the north half.

The developer of the shopping center has constructed part of the parking lot on the site along with the parking lot for the Starbuck's. Landscaping and decorative masonry columns were installed when the Starbuck's was built. The staff had encouraged the developer to incorporate elements of the Commercial Design Guidelines, although they are not required to be followed by ordinance for this request.

The architectural character for this proposed building is proposed to be very modern. The plan shows a curved window wall and long horizontal lines. The exterior finish materials are brick and stucco. The staff has asked that the applicant look at incorporating elements that are used on the other buildings in the shopping center. The applicant is scheduled to meet with the Site Plan Review Committee to look at modifying the elevations to address these comments. Staff will orally present a summary of the discussion to the Planning Commission.

The site plan is nearly similar to the approved overall plan for the shopping center. The proposed plan does show a dead-end drive aisle for the parking lot at the rear of the building. Staff has asked the applicant to design the parking lot without a dead-end drive aisle. The approved plan

shows the parking lot connecting to the lot to the north to provide “through” circulation. The applicant has indicated that a transformer was installed when the Starbuck’s was constructed that must be worked around. The applicant intends to field check the location of the transformer before revising the site plan. This issue will be discussed at the Site Plan Review Committee meeting and a summary presented to the Planning Commission.

As an existing pad site with storm sewers in place on surrounding property and no floodplain, stream corridor or detention issues, a Preliminary Stormwater Management Study was not required for this project.

This lot is split into two watersheds, one that drains to the east and one that drains to the south. There is an existing storm sewer system that will collect the run-off from this lot, which has the capacity to handle the additional run-off.

6. **STAFF RECOMMENDATION:** Staff is not able to recommend approval of Final Development Plan, Antioch 127, as the plan is currently proposed. Staff does expect that revisions will be made after the Site Plan Review Committee meeting and prior to the Planning Commission meeting. If the changes are acceptable, staff recommends the following stipulations:
- a. No signage is approved with the final development plan. Separate sign permits shall be submitted for review and approval prior to the installation of any signage.
 - b. All roof-top and ground-mounted mechanical equipment and utility structures shall be screened from view from adjacent properties and the public street by a method compatible with the building architecture.
 - c. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
 - d. Prior to the issuance of a Building Permit, the developer shall submit a payment for unspecified transportation improvements, as detailed in stipulation “p” of Rezoning No. 1987-63.