



**Design Review Committee Meeting Agenda
Tuesday, May 31, 2022, 5:00 PM
REMOTE MEETING PARTICIPATION**

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 -

1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 88520170224
2. Or, from any device click <https://us06web.zoom.us/j/88520170224>

OPTION 2 - Join by phone (audio only):

1. Dial 877-853-5257 and enter meeting ID# 88520170224

CALL TO ORDER

ROLL CALL

INTRODUCTIONS

MEETING ITEMS

1. Panattoni Industrial Building (File No. DR22-01)

Presenter: Lauren Hollenbeck, Senior Planner

ADJOURNMENT



STAFF REPORT

**Panattoni Industrial Building
Major Design Review (DR22-01)
Related File: SPRV22-01**

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION Southeast corner of NW Friberg-Strunk Street, NE Goodwin Road, NW Camas Meadows Drive
Parcel Number 172974000

APPLICANT Sheri Greene
AHBL
253-383-2422

APPLICABLE LAW: This land use application submitted January 26, 2022 is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review and Chapter 18.37 Business Park.

Summary

The applicant is currently seeking design review approval for the construction of a warehouse/office industrial building (187,106sf) with associated parking and landscaping. The site is located on the southeast corner of NW Friberg-Strunk Street, NE Goodwin Road and NW Camas Meadows Drive. The site is bounded by NW Friberg-Strunk Street to the west and is bounded to the north by NE Goodwin Road and NW Camas Meadows Drive. Access is provided from NW Camas Meadows Drive to the north and NW Friberg-Strunk Street to the west.

The subject property is zoned Business Park (BP) including properties to the north across the street from NW Camas Meadows Drive and to the west across the street from NW Friberg-Strunk Street. Property immediately to the south and east is zoned Light Industrial/Business Park (LI/BP). Property to the north across the street from NE Goodwin Road is zoned Single-Family Residential (R1-20) and located in Clark County.

The site’s topography is relatively flat in the west that transitions to a slope that descends from west to east. The site is currently undeveloped and covered with brush/grass. Dwyer creek is located off-site to the east.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Commercial & Mixed Use Design Principles and Guidelines

The standard and specific commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

CMC Chapter 18.37 Business Park standards

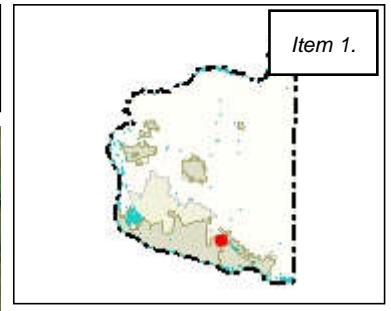
The Design Review Committee recommendations shall also be based on the architectural design standards of CMC Chapter 18.37 Business Park standards.

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.



VICINITY MAP



Legend

- Taxlots
- All Roads**
 - Interstate or State Route
 - Arterial
 - Collector
 - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

4

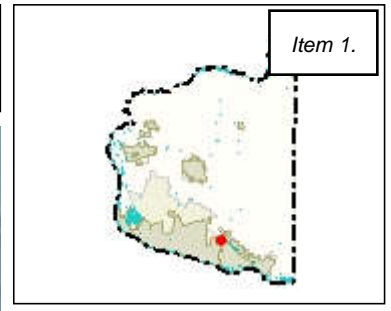
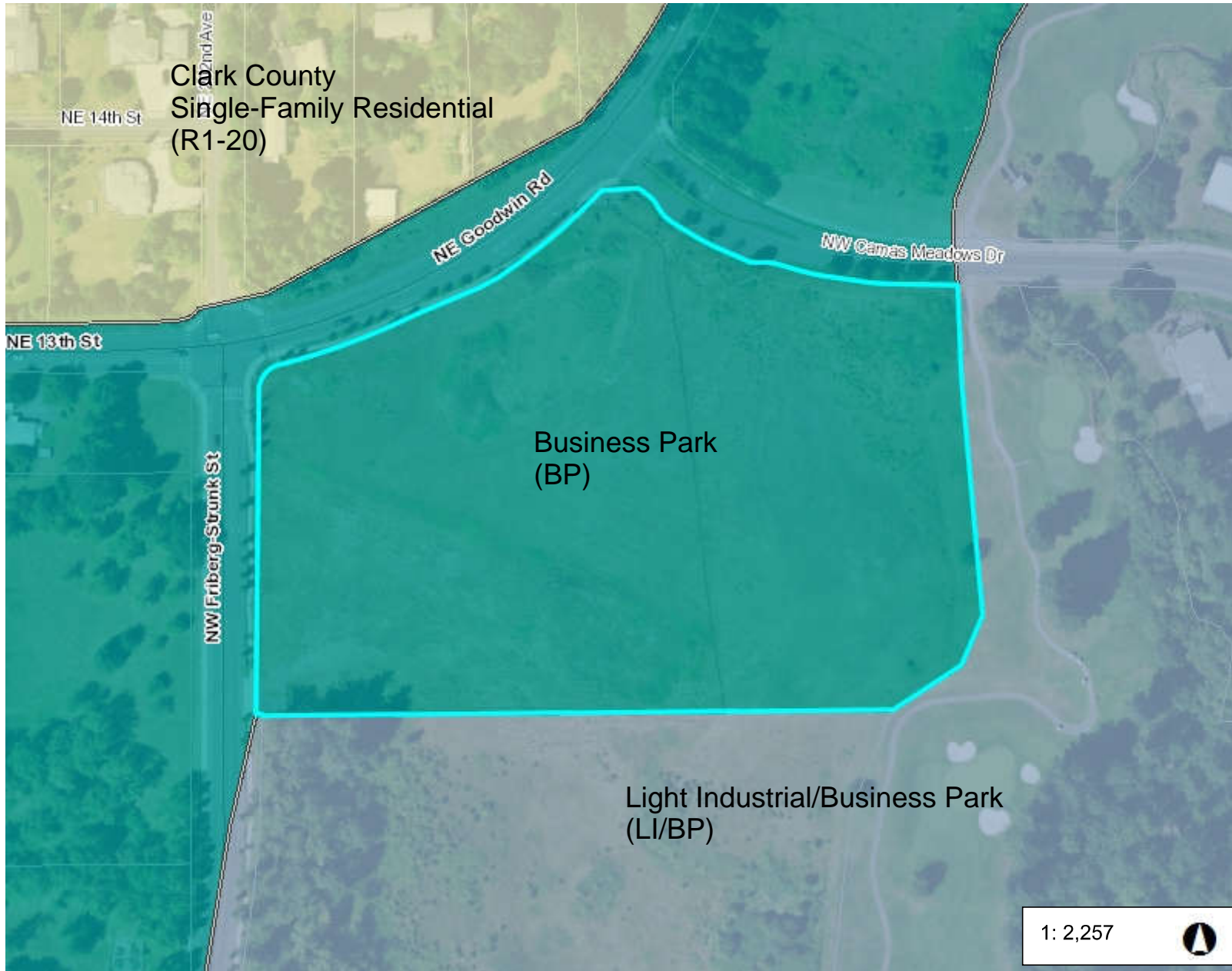


WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Zoning Map



Legend

- Zoning Overlay**
- Urban Reserve - 10 (UR-10)
 - Urban Reserve - 20 (UR-20)
 - Urban Holding - 10 (UH-10)
 - Urban Holding - 20 (UH-20)
 - Railroad Industrial Urban Reserve
 - Freight Rail Dependent Use
 - Railroad Industrial Overlay District
 - Airport Environs Overlay
 - Surface Mining Overlay District
 - Rural Center Mixed Use
 - Existing Historic Resort
 - Mill Creek Overlay District
 - Highway 99 Overlay District
 - Activity Center Overlay
 - Transitional Area Overlay
 - Single Family Residential Area Overlay
 - Mixed Residential Area Overlay
 - Multifamily Residential Area Overlay
 - 78th Street Property
 - Columbia River Gorge Scenic Area
 - Vancouver - Multiple Overlays
 - Sewer Capacity Overlay
 - Infill Residential Development Area

Notes:

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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CAMAS MEADOWS

A PORTION OF THE W 1/2 OF THE NE 1/4 OF SEC. 29, TWN. 2 N., RGE. 3 E. W.M.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON.

VERTICAL DATUM

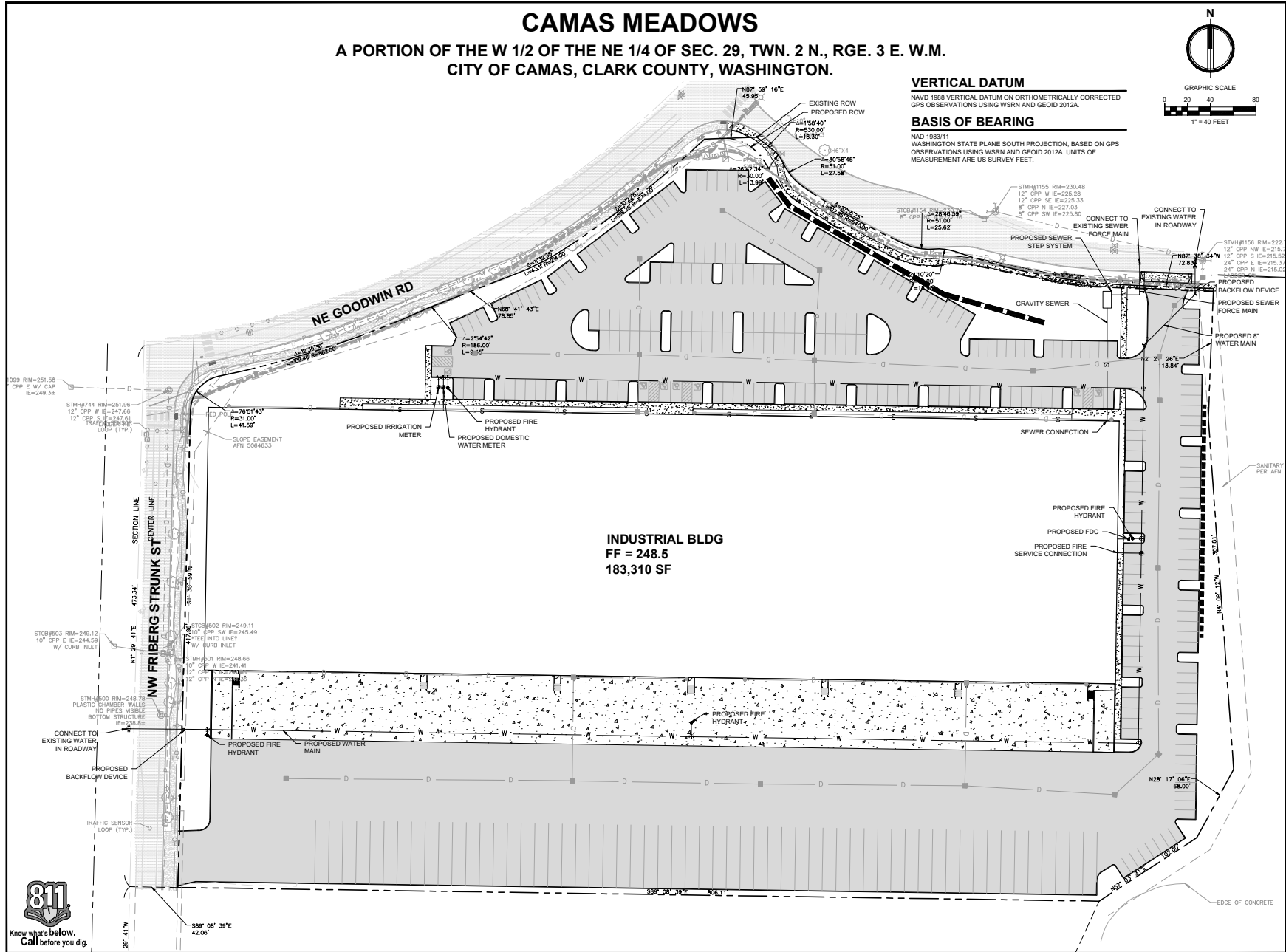
NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED
GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS
OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF
MEASUREMENT ARE US SURVEY FEET.



GRAPHIC SCALE



INDUSTRIAL BLDG
FF = 248.5
183,310 SF



Project Title:
CAMAS MEADOWS

Client:
**PANATTONI
DEVELOPMENT
COMPANY, LLC**
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

Project No.
2210713.10

Issue Set A Date:
**SEPA AND SITE
PLAN REVIEW**

12/23/2021



NOTICE
A REVIEWER OF THIS PLAN HAS BEEN OBTAINED BY THE CITY OF CAMAS, WA. THE REVIEWER HAS NOT CONDUCTED A FIELD VISIT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE REVIEWER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

Revisions:

Sheet Title:
**PRELIMINARY
WATER AND
SEWER PLAN**

Designed by: WS
Drawn by: TS
Checked by: BB

Sheet No.
SPR2
2 of 2 Sheets





Client: **PANATTONI DEVELOPMENT COMPANY, LLC**
1821 DOCK STREET, SUITE 100 TACOMA, WA 98402

Project No. 2210713.40
Issue Set & Date: **SEPA AND SITE PLAN REVIEW**
1/14/2022



NOTICE: A REVIEW OF THE SEPA AND SITE PLAN REVIEW FOR THIS PROJECT HAS BEEN COMPLETED BY THE CITY OF TACOMA. THIS REVIEW IS LIMITED TO THE SEPA AND SITE PLAN REVIEW AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE DESIGNER'S PROFESSIONAL LIABILITY INSURANCE COVERAGE.

Revisions

Sheet Title

PLANTING PLAN

Designed by: MS Drawn by: MM Checked by: CS

Sheet No.

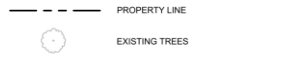
L1.0

1 of 2 Sheets

CODE CALCULATIONS

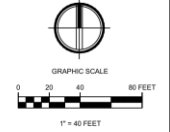
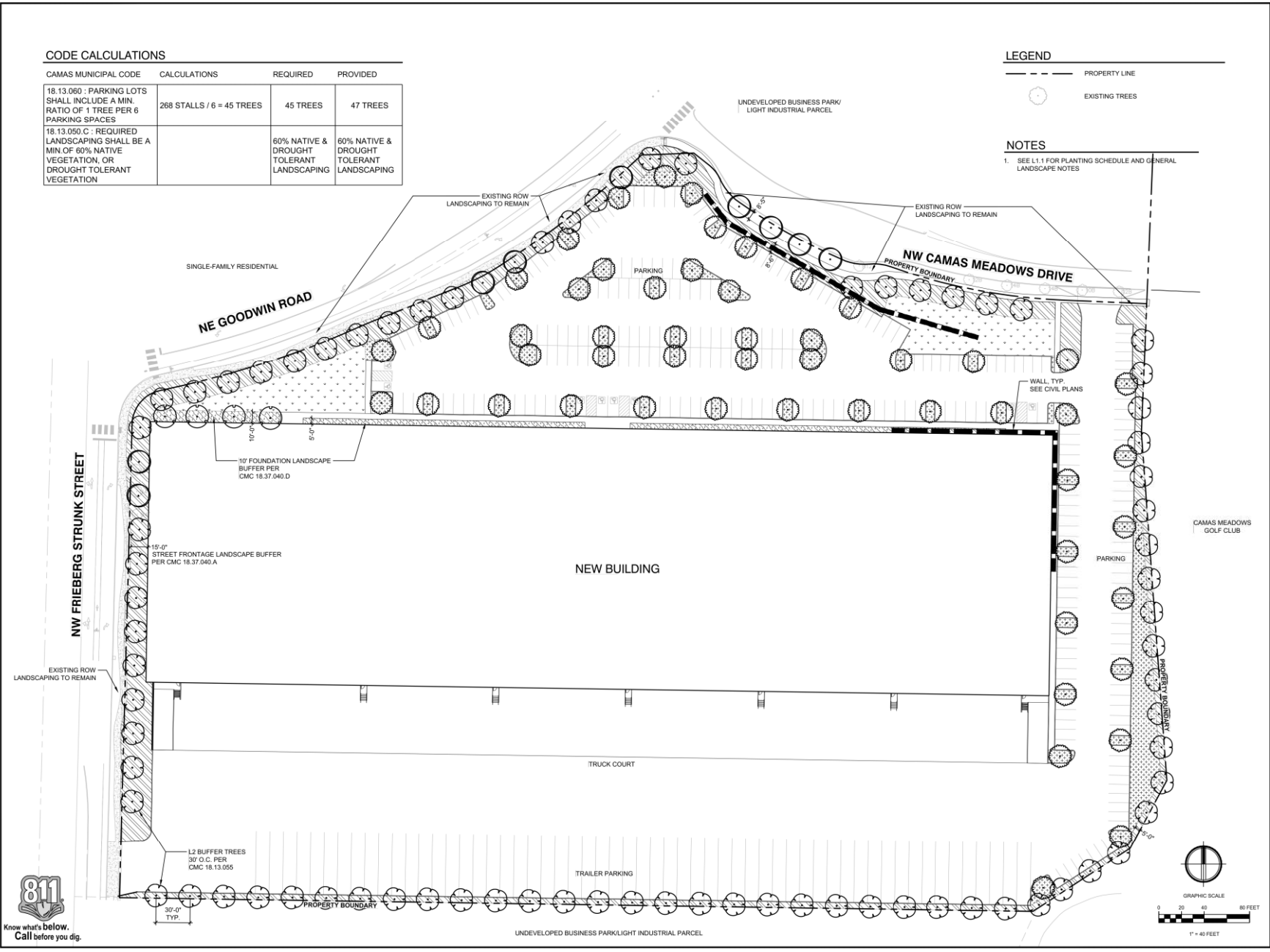
CAMAS MUNICIPAL CODE	CALCULATIONS	REQUIRED	PROVIDED
18.13.060: PARKING LOTS SHALL INCLUDE A MIN. RATIO OF 1 TREE PER 6 PARKING SPACES	268 STALLS / 6 = 45 TREES	45 TREES	47 TREES
18.13.050.C: REQUIRED LANDSCAPING SHALL BE A MIN OF 60% NATIVE VEGETATION, OR DROUGHT TOLERANT VEGETATION		60% NATIVE & DROUGHT TOLERANT LANDSCAPING	60% NATIVE & DROUGHT TOLERANT LANDSCAPING

LEGEND

















NOTES

1. SEE L1.1 FOR PLANTING SCHEDULE AND GENERAL LANDSCAPE NOTES



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AA	STREET TREES ACFR X FRFMANI JFFFFRFRFY TM	AUTUMN RU AFR FRFMAN MAP F	2" CAL MIN
	QB2	QUERCUS FRANETTO 'SCHMIDT'	FOREST GREEN OAK	2" CAL MIN
	ZH2	ZELKOVA SERRATA 'HALKA'	HALKA ZELKOVA	2" CAL MIN
	BC2	BUFFER TREES BETULA NIGRA 'CULLY' TM	HERITAGE RIVER BIRCH	2" CAL MIN
	SJ	SYTRAX JAPONICUS	JAPANESE SNOWBELL	2" CAL MIN
	SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL MIN
	AC	FOUNDATION TREES ACER CIRCINATUM	VINE MAPLE MULTI-TRUNK	6" HT
	BN2	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	6" HT
	BR	PARKING TREES BETULA NIGRA	RIVER BIRCH	2" CAL MIN
	ZH3	ZELKOVA SERRATA 'HALKA'	HALKA ZELKOVA	2" CAL MIN
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	AU2	BUFFER PLANTING ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL
	FC2	FRAGARIA CHLONENSIS	BEACH STRAWBERRY	1 GAL
	MC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL
	RM	RHAPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL
	SA3	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	5 GAL
	VD2	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL
	AU3	FOUNDATION PLANTING ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL
	GB2	GERANUM MACRORRHIZUM	SIGROOT GERANILM	1 GAL
	LB2	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL
	PM	PINUS MUJO	MUJO PINE	5 GAL
	PL2	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	3 GAL
	RM2	RHAPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL
	RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL
	SA2	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL
	ST2	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	5 GAL
	VD	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL
	AU	PARKING ISLANDS ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL
	FC	FRAGARIA CHLONENSIS	BEACH STRAWBERRY	1 GAL
	PL	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	3 GAL
	SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL
	ST	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	5 GAL
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT
	TH	TURF HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	HYDROSEED

GENERAL LANDSCAPE NOTES

- SEE SPECIFICATIONS FOR PLANT MATERIAL, TOP SOIL AND PLANTING MIX TYPES AND DEPTH, MULCHING, SOIL AMENDMENTS, FERTILIZERS AND WARRANTIES.
- PLANTING SHALL CONFORM TO ALL CAMAS CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
- CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUND COVER QUANTITIES.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND CUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.363.2422 TEL 253.363.2572 FAX www.ahbl.com WEB

Project Title:
CAMAS MEADOWS

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1821 DOCK STREET, SUITE 100
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Project No.
2210713.40

Issue Set & Date

SEPA AND SITE PLAN REVIEW

1/14/2022



NOTICE
I, the undersigned, being a duly licensed Landscape Architect in the State of Washington, do hereby certify that I am the author of the design and/or the designer in charge of the preparation of the above identified plan, drawing, report, specification, or other document. I am a duly licensed professional in the State of Washington and I am not aware of any other persons who have assisted me in the preparation of the above identified plan, drawing, report, specification, or other document.

▲	_____
▲	_____
▲	_____
▲	_____
Revisions	_____
Sheet Title	_____

PLANTING SCHEDULE

Designed by: MS Drawn by: MM Checked by: CS
Sheet No.

L1.1

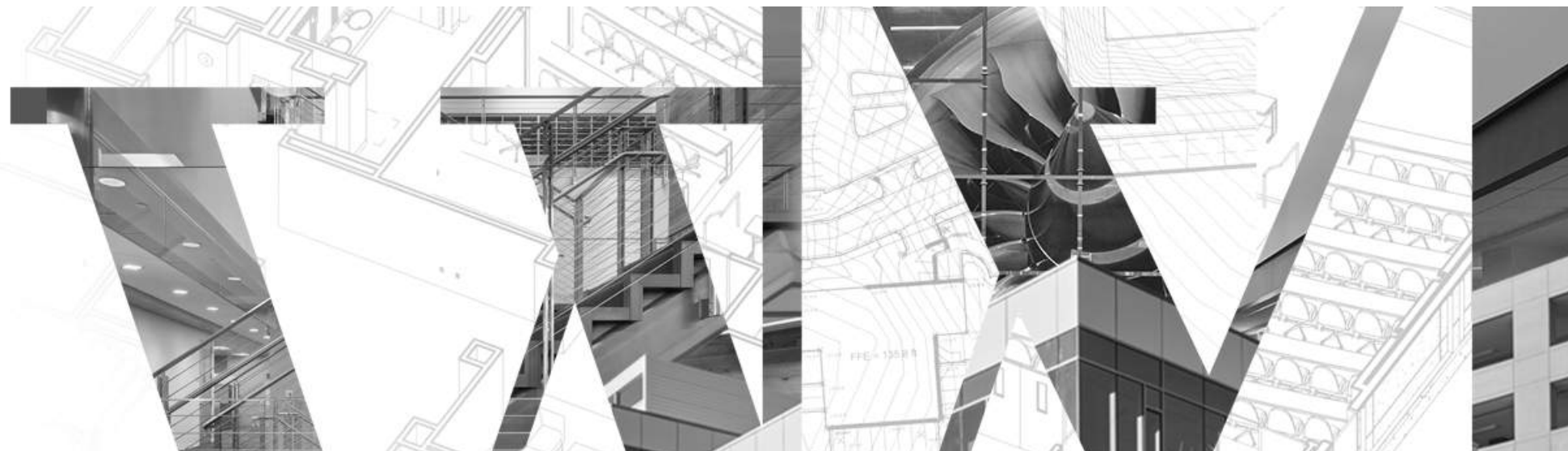
2 of 2 Sheets



Know what's below.
Call before you dig.



PANATTONI®



CAMAS INDUSTRIAL

NORTHWEST GODWIN ROAD
CAMAS, WASHINGTON 98607

CONCEPTUAL DESIGN
SEA21-0038-00
01.19.2022









TOP OF PARAPET
45'-0"
TOP OF PARAPET
41'-0"
CLEAR HEIGHT
32'-0"
FINISH GRADE
0'-0"

KEYNOTES

- | | | |
|--|--|--|
| 1 CORRUGATED METAL | 5 CONCRETE CORNICE | 9 CLEARSTORY WINDOW, TYP. |
| 2 CONCRETE BASE WITH FORMLINER AND PAINT TO MIMIC STONE | 6 METAL PANEL, PAINTED, TYP. PAINT COLOR, TBD | 10 HIGH PERFORMANCE GLAZING W/ CLEAR ANODIZED ALUMINUM MULLIONS, TYP. |
| 3 DETACHED ENTRY PORTAL WALL W/ LONGBOARD | 7 PAINT FINISH PAINT COLOR, TBD | 11 LONGBOARD ALUMINUM SIDING |
| 4 METAL CANOPY, PAINTED | 8 NATURAL STONE VENEER CLADDING | 12 PORCELAIN TILE |

NORTH ELEVATION MATERIAL COVERAGE SUMMARY

TOTAL NORTH FAÇADE AREA	32,553 SF	100%
CORRUGATED METAL	1,340 SF	
CONCRETE FORMLINER	4,030 SF	
LONGBOARD	7,968 SF	
STONE VENEER	6,904 SF	
METAL PANEL	600 SF	
GLAZING	2,824 SF	
TOTAL COVERAGE W/GLAZING	23,666 SF	73%
TOTAL COVERAGE W/O GLAZING	20,842 SF	64%



Community Development Department
616 NE Fourth Avenue Camas, WA 98607

Design Review Checklist Panattoni Industrial Building (DR22-01)

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole “comply” with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

Standard Principles and Guidelines

ARCHITECTURE				
Yes	No	NA	Principles and Guidelines	Comments
			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
			The use of bold colors has been avoided unless used as minor accents.	
			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	
LANDSCAPING AND SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
			Trees planted along streetscapes with overhead power lines include only those trees identified on the City’s Tree list.	
			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	

DESIGN REVIEW CHECKLIST

			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
			Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
			Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	
			Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and do not conflict with any City approved street lighting plans for the street.	
			Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
			Outdoor furniture samples are consistent with the overall project design.	
			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
			Rock outcroppings, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
			The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

DESIGN REVIEW CHECKLIST

Specific Principles and Guidelines

COMMERCIAL & MIXED USES				
ARCHITECTURE: The design review committee recommendations shall be based on the architectural design standards specific to CMC Chapter 18.37 Business Park Standards (see below).				
LANDSCAPING & SCREENING				
Yes	No	NA	Principles and Guidelines	Comments
			Intersections are illuminated, but not dominated by lighting. Lighting is incorporated into the landscape and illuminates the quality of the natural environment. Street light poles and lamps are compatible with other nearby lighting on the same street.	
			Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	
STREETSCAPE				
Yes	No	NA	Principles and Guidelines	Comments
			On-site parking areas are located to the interior of the development unless site development proved prohibitive.	
			Parking areas are screened with landscaping.	
			Buildings are placed close to streets and roads unless site constraints made it impossible or characteristics of the surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
			Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	
			New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

DESIGN REVIEW CHECKLIST

CMC Chapter 18.37 Business Park Standards

Architectural Design Standards CMC 18.37.030				
BUILDING MATERIALS				
Yes	No	NA	Development standards	Comments
			A minimum of 75% of the walls visible from the ROW (excluding glass) shall be indigenous such as cedar, wood logs, brick, stone, rusticated block or comparable modular masonry are preferred. New materials that convey the texture, scale, color and finish similar to these natural products will be considered where appropriate. Large blank walls facing the right of way are prohibited.	
			Secondary materials such a metal siding may be used as accents and may compose 25% of the walls visible from the ROW (excluding glass).	
			Prefabricated metal buildings or structures are not permitted.	
			Glare reduction. All glazing must be low-reflective (i.e. tinted or tilted glass).	
			Use muted earth tone colors for building and roof materials.	
			Bright colors are only appropriate for accents.	
			A minimum of 75% of the exterior walls seen from the public ROW shall have muted tones.	
BUILDING MASSING AND SCALE				
Yes	No	NA	Development standards	Comments
			Provide a human scale to the primary entrance.	
			Express the position of each floor in the external design of the building by changing materials between floors, or use an expression line, or articulate structural elements.	
			Avoid large panelized products or extensive featureless surfaces.	
ROOF FORM: Incorporate at least 2 of the following:				
Yes	No	NA	Development standards	Comments
			A flat roof with a parapet that screens rooftop equipment from view;	
			A cornice or molding to define the top of a parapet;	

DESIGN REVIEW CHECKLIST

			Overhang eaves;	
			Sloping roofs with a minimum pitch of 4:12; and/or	
			Multiple roof planes.	
MECHANICAL EQUIPMENT				
Yes	No	NA	Development standards	Comments
			All vents, flues or other protrusions through the roof, less than sixteen inches in diameter need not be screened from view, but must be painted or treated to blend with the color of the background. All such vents, flues, or other protrusions through the roof, more than sixteen inches in diameter shall be considered mechanical equipment and shall be screened from view.	
REFUSE/STORAGE				
Yes	No	NA	Development standards	Comments
			Refuse areas and service/storage areas are to be located under cover, and/or not visible from the public ROW or adjacent properties.	
FENCING				
Yes	No	NA	Development standards	Comments
			A wrought-iron fence, vinyl-coated chain link, masonry, stone or a combination, may be up to six feet high along the front property line or within the front yard setback.	
			Security fencing shall be compatible with landscaping of the entire site. Evergreen plant material will be located adjacent to security fencing, and shall provide a vegetation screen when mature.	
LIGHTING				
Yes	No	NA	Development standards	Comments
			Lighting shall be directed to the interior of the site and shielded from adjacent properties. Building lighting is to be concealed and indirect.	

Panattoni Industrial Building (DR22-01)

Index of Exhibits

Item 1.

Updated on May 10, 2022

Exhibit No.	Title/Description	Document Date
1	Vicinity Map	
2	Zoning Map	
3	Site Plan	1/24/22
4	Landscape Plan	1/14/22
5	Elevations	1/19/22
6	Design Review Checklist	