



## Legislation Text

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**File #:** 2018-3801, **Version:** 1

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Consider approval of Village of Cottonwood Creek Retail, Site Plan, being a site plan for an 5,860 square-foot retail, medical, and office building on 0.98 acres of land zoned R (Retail) located at the northeast corner of Sandy Lake Road and North Coppell Road, at the request of KADRSM LLC, being represented by MD Mozar Islam, P.E.

STAFF REP.: Marcie Diamond

### **Fiscal Impact:**

NONE

### **Staff Recommendation:**

Staff is recommending APPROVAL of Village of Cottonwood Creek Retail Addition Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Tree removal permit will be required prior to the removal of any trees.
3. Signage shall comply with the sign ordinance and be generally consistent in terms of style, placement and size.
4. All required existing and proposed easements must be included on the Site and Landscape Plans, including the electric easement along the street frontages.
5. Revise the Landscape Plan to correct typos and minor calculation errors.
6. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to insure compliance with glare and lighting ordinance.
7. Revise the Building Elevations (Sheet A5-1) to:
  - Replace the metal awnings with a canvass material
  - Specify color and material of the back side of the parapet wall
  - Provide the masonry calculations, per façade in table format
  - Label all materials in a consistent manner.
8. Submit a color board which indicates the name of the proposed project and show a sampling of all proposed materials in the appropriate color and labeled accordingly.

### **Goal Icon:**

**Business Prosperity**