

**PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, MARCH 27, 2018
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
 - 1. Planning & Zoning Meeting – March 13, 2018**
- 4. PUBLIC HEARINGS:**
 - 1. PZ2018-6: A Public Hearing to consider an application for a Planned Unit Development (PUD) for construction of an approximate 43,800 square foot building on property located at 525 W. Congress Street. The project includes construction of additional parking spaces at the site and other site improvements. Walker Products, Inc., applicant.**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
 - 1. PZ2018-6: Consideration of a Planned Unit Development (PUD) To be located at 525 W. Congress Street. Walker Products, Inc., applicant.**
- 7. OLD BUSINESS:**
- 8. COMMITTEE REPORTS:**
 - A. BOARD OF ALDERMEN**
 - B. BOARD OF ADJUSTMENT**

9. OTHER BUSINESS:

10. ADJOURNMENT

This Meeting is Open To The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**CITY OF PACIFIC
RECORD OF PROCEEDINGS**

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE
MARCH 13, 2018**

The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on March 13, 2018, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

PRESENT

Chairman Bruns
Alderman Chlebowski
Commissioner Koelling
Commissioner Graham
Commissioner Bates
Commissioner Eversmeyer

ABSENT

Commissioner Smith
Commissioner Miles

Administrator Steve Roth and Rae Cowsert were also in attendance

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – February 13, 2018

A motion was made by Commissioner Eversmeyer and seconded by Alderman Chlebowski to approve the minutes of the February 13, 2018 Regular Planning and Zoning Meeting. A voice vote was taken and the motion was approved 6-0.

PUBLIC HEARINGS:

None

SPEAKER CARDS

None

NEW BUSINESS:

None

OLD BUSINESS

- 1. PZ2018-05: Consideration of a Map Amendment (rezoning) for an approximate 18.33 acre tract of land located at Woodhaven Lane in the City of Pacific. Rich Gullet & Sons, Inc., applicant.**

Chairman Bruns introduced the item and opened discussion up to the Board. Chairman Bruns asked engineer Paul Boyer if there was anything he would like to inform the Board of. Mr. Boyer stated there were a few changes made after the last meeting. Mr. Gullet has a contract contingent on the rezoning being approved to purchase the lots from Mr. Lawson and Mr. Myers. He also has an agreement with Mr. Mueller regarding some property on back side. Mr. Boyer stated the original draft had a cul-de-sac in the middle of the development with 43 lots. The cul-de-sac has been removed and green space added to the development with there now being 39 lots. Mr. Roger Gullet also added he feels this will be a great development. He plans to keep the lots purchased from Mr. Lawson and Mr. Myers as R1-E zoning. Mr. Gullet does plan to improve Indian Trail to the entrance of development. Administrator Roth stated he has had discussions with the Fire District and in the future will invite the Fire District to attend the public hearing stage in order to give their input on the projects. Commissioner Bates stated things have come a long way knowing the history of this land. He is proud of all parties involved to work this out. Chairman Bruns also thanked all the parties involved for working together to reach an agreement.

A motion was made by Alderman Chlebowski and seconded by Commissioner Eversmeyer to approve the application. A voice vote was taken with the following results: Ayes, Commissioner Koelling, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Chairman Bruns, Alderman Chlebowski; Nays, none. The motion was approved 6-0 and will be presented to the Board of Aldermen at the meeting on March 20.

COMMITTEE REPORTS

A. Board of Aldermen

Alderman Chlebowski stated he had nothing to report at this time.

B. Board of Adjustment

Rae Cowsert reported there is still one Variance pending.

OTHER BUSINESS

Chairman Bruns asked when this goes to the paper refers to the correct number of lots since it has been changed.

ADJOURNMENT

Chairman Bruns stating there being no further discussion asked for a motion to adjourn. A motion was made by Alderman Chlebowski and seconded by Commissioner Graham. A voice vote was taken and the meeting was adjourned at 7:25 p.m.

Jerry Eversmeyer, Secretary

CK# 3514
#2250.

PAID
City of Pacific

MAR 6 2018

Building Safety/Planning
Code Enforcement
Animal Control

CITY OF PACIFIC, MISSOURI
PLANNED UNIT DEVELOPMENT APPLICATION

Return To:

City of Pacific
Planning and Zoning
300 Hoven Drive
Pacific, MO 63069

Applicant Information:

Applicant Name: TIMOTHY A. WEAVER - WALKER PRODUCTS, INC

Applicant Address: 525 W. CONGRESS PACIFIC MO 63069
Street city state zip

Applicant Phone (636) 257-2400 Applicant Email: TWEAVER@WALKERPRODUCTS.COM

Owner Information:

Owner Name: MICHAEL G WEAVER

Owner Address: 6675 PAGEANT DR. HUNTINGTON BEACH CA 92648
Street city state zip

Owner Phone (714) 745-2722 Owner Email: MWEAVER@WALKERPRODUCTS.COM

Property Information:

Street Address: 525 W Congress

 1/4 1/4 Section: Township: Range:

Present Zoning: M-1 Requested Zoning: M-1

Present Use: Manufacturing / office

Requested Use: Manufacturing / office

Surrounding Land Use and Zoning:

	<u>Land Use</u>	<u>Zoning</u>
North	<u> Railroad--Mixed Use </u>	<u> R-1A </u>
South	<u> Residential </u>	<u> R-1A </u>
East	<u> Commercial - Mixed Use </u>	<u> C-1 </u>
West	<u> Not-for-profit </u>	<u> R-1A </u>

Relationship to Surrounding Zoning Pattern:

Would the proposed zoning create an isolated district? Yes No X

If yes, explain:

Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes No X

If yes, explain:

Conformance with Comprehensive Plan:

Is proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes X No _____

If no, explain: _____

Is proposed change consistent with the Future Land Use Map? Yes X No _____

If no, explain: _____

SIGNATURES:

Sanithy A. Steiner
Applicant Signature

3/6/18
Date

Owner Signature

Date

For Office Use Only:

Case ID: _____

Date Notices Sent: _____

Date Received: _____

Number of Notices Sent: _____

Date Advertised: _____

Public Hearing Date: _____

WALKER PRODUCTS DEVELOPMENT PLAN



WUNDERLICH SURVEYING & ENGINEERING INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 583-8400
WSETEAM.COM

WUNDERLICH SURVEYING & ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY:
 CIVIL ENGINEERING: 001086
 LAND SURVEYING: 00253

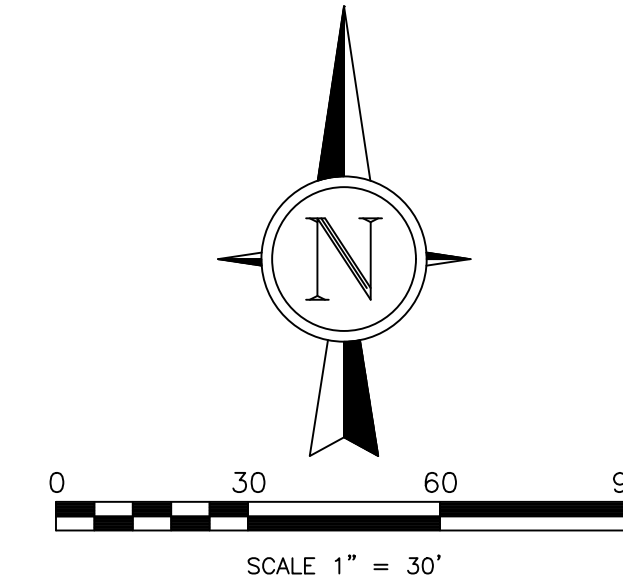
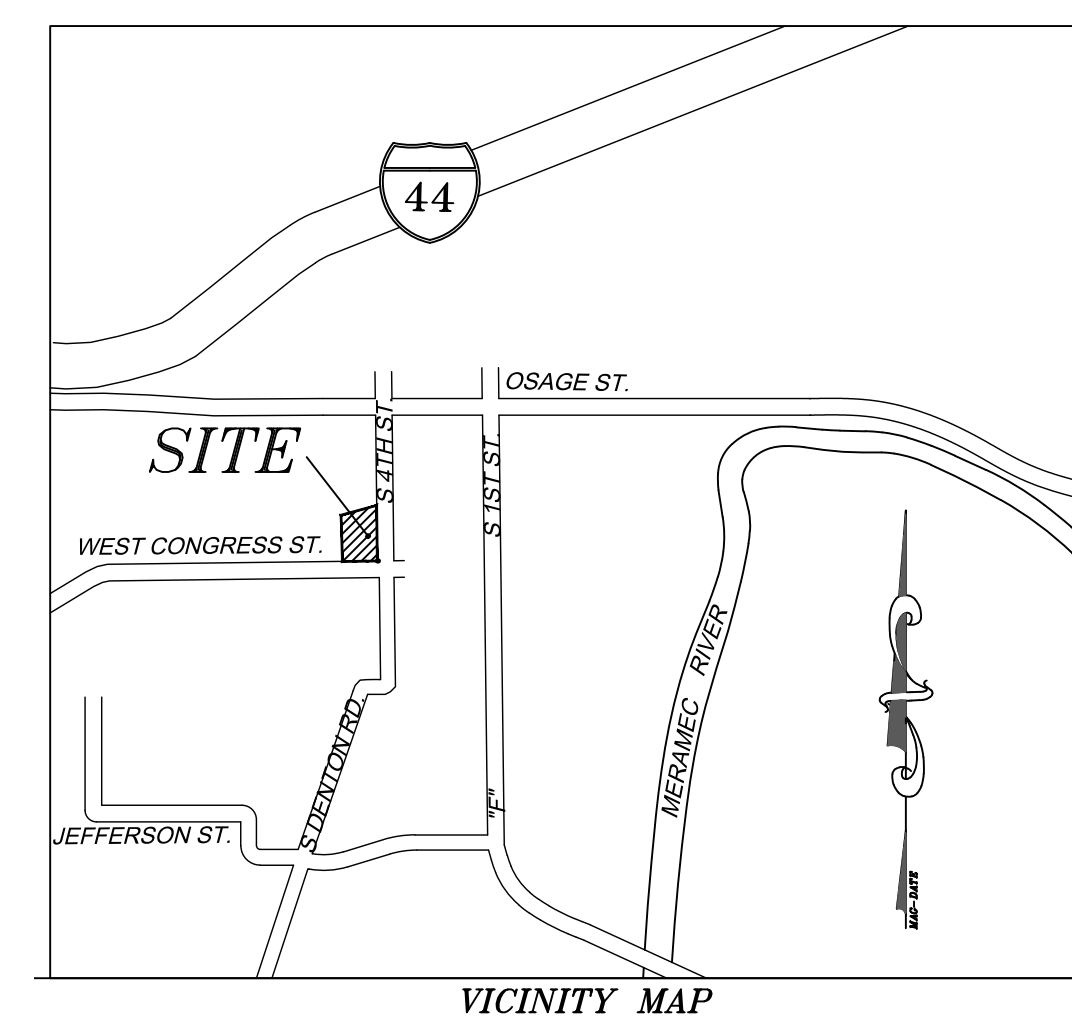
DEVELOPMENT PLAN
WALKER PRODUCTS
 A TRACT OF LAND BEING LOT 2 OF EAGLES HAVEN, SECTION 12, T43N, R2E OF THE 5TH P.M. IN THE CITY OF PACIFIC, FRANKLIN COUNTY, MISSOURI

PRELIMINARY
 NOT FOR CONSTRUCTION

3-05-2018
 Kristopher H. Woffe
 P.E. - 2008019619
 P.E. for Wunderlich Surveying & Engineering Inc.

THIS SEAL IS FOR DESIGN ONLY AND NOT FOR CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SCALE: SCALE
 JOB: JOB #
 DATE: DATE
 DWN. BY: DRAWN BY
 SC: SC
 REV: REVISION
 REV: REVISION
 SHEET



GENERAL NOTES

- Owner/Developer: WALKER PRODUCTS
 Tim Weaver
 #525 West Congress Pacific, MO 63069
 (636) 667-7127
 Surveyor/Engineer: Wunderlich Surveying & Engineering, Inc.
 512 East Main St. Union, MO 63084
 (636) 583-8400
- Site: Lot 2 of Eagles Haven
 Total acreage in development is 8.048 acres per plat. Site is currently zoned M-1
 Building Setbacks: Front = 25 feet
 Side = None
 Rear = None
 Proposed Building Size Two Story = 43,800 SF per floor = 87,600 SF total
 Proposed Building Use = Office/Warehouse
 Proposed Parking Spaces = 49 spaces
 Existing Spaces = 148 spaces
 Total Parking Spaces = 197 spaces
 No new employees will be added per the owner
 The number of employees working on all shifts is 175 per the owner.
 Proposed Building will connect to existing City of Pacific's waterline and sewerline.
 Total Lot Area = 8,048 Acres
 Existing Building and Pavement Area = 5.46 Acres
 New Building and Pavement Area = 1.36 Acres
 Total Proposed and Existing Coverage = 6.82 Acres
 Site coverage maximum per code = 85%
 Total site coverage existing and proposed = 85%
- Utility easements will be provided to operate and maintain utilities
- No subsurface exploration was undertaken.
- This plan does not certify that the existing soil on site is suitable for construction.
- Detention for this site is provided in the existing basin to the west.

UTILITIES:

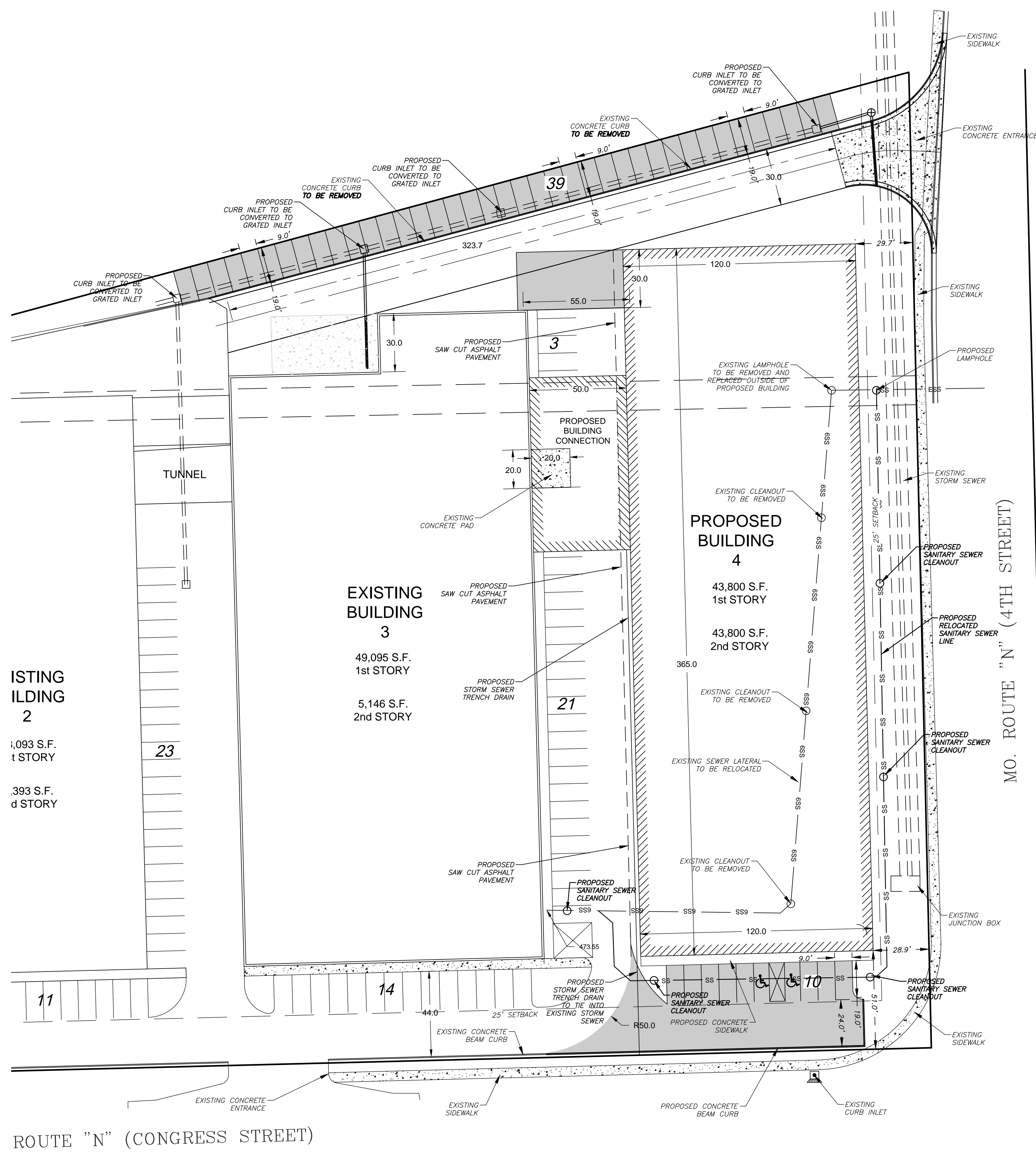
ELECTRIC: AMEREN UE
 GAS: MISSOURI NATURAL GAS COMPANY
 SEWER: CITY OF PACIFIC, MO
 TELEPHONE: AT&T
 WATER: CITY OF PACIFIC, MO
 UTILITY LOCATE: 1-800-DIG-RITE (344-7483)

100-YEAR FLOOD PLAIN:

This site is Zone "X", as per Flood Insurance Rate Map, Community Panel No. 29071C 0335 D, effective date October 18, 2011 as prepared for FEMA, Federal Emergency Management Agency.

LEGEND

●	= FOUND MONUMENT
○ (F)	= SET 1/2" RON ROD UNLESS NOTED
○ (M)	= RECORDED DISTANCE PER SUBD. PLAT
○ (D)	= MEASURED DISTANCE
---	= DEEDED DISTANCE
SS	= EXISTING SANITARY SEWER LINE
SS	= PROPOSED SANITARY SEWER LINE
OHE	= OVERHEAD ELECTRIC
UOE	= UNDERGROUND ELECTRIC
GAS	= GAS LINE
TEL	= EXISTING TELECOMMUNICATIONS LINE
EW	= EXISTING WATER LINE
W	= PROPOSED WATER LINE(DR14 CLASS 900)
X	= STORM SEWER
FM	= FENCE LINE
P	= FORCE MAIN
P	= PIPE LINE
○	= TREE (ALL TREES MAY NOT BE SHOWN)
○	= BRUSH/SHRUB LINE
○	= GUARD RAIL
○	= CLEAN OUT
○	= GUY ANCHOR
○	= TELEPHONE BOX
○	= TEMPORARY BENCHMARK
○	= SIGN
○	= UTILITY POLE (U.P.)
○	= WATER VALVE
○	= LIGHT POLE
○	= GAS VALVE
○	= WATER METER
○	= FIRE HYDRANT
○	= GRATED INLET/YARD DRAIN
○	= SINGLE CURB INLET (CI)
○	= DOUBLE CURB INLET (DCI)
○	= AREA INLET (AI)
○	= STORMWATER JUNCTION BOX (JB)
○	= STORMWATER DRAINAGE DIRECTION
○	= HANDICAPPED PARKING SPACE
○	= FINISHED GRADE SPOT ELEVATION
○	= TOP BACK OF CURB
○	= FLOW LINE
○	= TRAFFIC FLOW DIRECTION
○	= WATER LATERAL
○	= SANITARY LATERAL
○	= EXISTING SANITARY MANHOLE (MH)
○	= PROPOSED SANITARY MANHOLE (MH)
○	= STREET LIGHT
○	= EXISTING ASPHALT PAVEMENT
○	= PROPOSED ASPHALT PAVEMENT
○	= EXISTING CONCRETE
○	= PROPOSED CONCRETE



EXISTING BUILDING 2
 1,093 S.F.
 1st STORY
 393 S.F.
 2nd STORY

EXISTING BUILDING 3
 49,095 S.F.
 1st STORY
 5,146 S.F.
 2nd STORY

PROPOSED BUILDING 4
 43,800 S.F.
 1st STORY
 43,800 S.F.
 2nd STORY

ROUTE "N" (CONGRESS STREET)

MO. ROUTE "N" (4TH STREET)

CONSTRUCTION NOTES:

- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
- ALL ELEVATIONS ARE BASED ON MDDOT VRS NETWORK NAVD 1988.
- CONTOURS BASED ON TOPOGRAPHIC INFORMATION COLLECTED BY WSE.
- ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS, AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
- SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1). IF CUT AND OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
- THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
- CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
- SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
- ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.

MEMORANDUM

Steve Roth
City Administrator

636-271-0500 ext. 213
sroth@pacificmissouri.com

March 22, 2018

Dear Planning and Zoning Commission members,

The following constitutes my staff report for the March 27 meeting.

1. PUD

Property owner: Walker Products
Address: 525 W. Congress St
Current Zoning District Classification: M-1
Requested Zoning District Classification: M-1

Background

Walker Products is proposing a fourth building on property located at W. Congress and Fourth Street. The site has been developed in phases, with this building representing the final phase and full build-out of the site. The new building is proposed for manufacturing and office uses, similar to the other buildings. It is proposed to be two stories, with the ground level 43,800 square feet and the upper level approximately 5,000 square feet. (The plan drawing shows two levels at 43,800 sf, which I understand is incorrect. We expect to get clarity on this point at the meeting.) It is my understanding that the company is not proposing to add new employees at this time.

I have requested the applicant provide building elevations and / or other drawings at the March 27 meeting

Review

The Development Plan is in compliance with most Municipal Code requirements; exceptions are noted on the attached plan checklist. Parking on the site is the biggest concern and is discussed in more detail below. Other items of note include the following:

- Site coverage. The maximum site coverage by code is 85 percent; this site is right at the 85 percent maximum. The site for the most part is covered except for the storm water detention basin on the west side of the property, and some green space along the Congress and Fourth street frontages. The plan thus is in compliance with the code though does represent a maximum build-out.
- There is no landscaping plan included in the submittal. I have discussed this with the engineer and he indicates that the applicant is prepared to provide landscaping along the Congress and Fourth Street frontages. Trees would not be recommended for the Fourth Street side, given the existing storm sewer at this location, but instead a row of shrubs or similar plantings.
- I have contacted the Fire District and will provide more information on their code requirements at the meeting. The new building will be sprinklered, and it appears that the existing ingress / egress is adequate to the site, so we have not identified any particular issues of concern in our preliminary review. However I will provide updated information at the meeting.

- The property is technically subject to the requirements of Section 400.220: Standards for Buildings on Major Roadways and Downtown. This code section prohibits metal on exterior buildings in the downtown area, defined as “...the area bounded by the straight line defined by street centerlines of Neosho, Congress and property bordering the west right-of-way of Fourth Street.” (my underline).

Having said this it does not appear that this code provision has been enforced previously on this property, and I would not recommend it be applied to this project. In my opinion the proposed row of plantings along Fourth Street would have a screening effect that would meet the general intent of the code here as I understand it.

Parking

The site currently has 148 parking spaces; 49 additional spaces are proposed for a total of 197. This appears to meet the code requirement but merits further discussion.

The parking code calculation for manufacturing / warehousing is calculated on the number of employees on the largest shift and second shift, plus the number required for office space. The company has advised they have a total of 170 employees currently over three shifts, which includes office employees. The company has further advised that they do not intend to add employees with the construction of the new building, but rather shift existing employees and operations into the larger space. Thus the provided 197 spaces would appear to be sufficient for the proposed use at this time.

However the 197 spaces do create a limit on the number of employees the project site in total can accommodate. My recommendation is that any City approval include the following provision:

The number of manufacturing employees on the first and second shift, together with the number of office employees, shall not exceed 197.

The City must protect against parking needs overflowing onto the adjacent streets. The 197 provided spaces does appear to provide adequate parking, given the anticipated uses as I understand them. However it does need to be made clear through the review process that the company is essentially putting a limit on the number of employees that can occupy the premises at any one time, and the City approval (if granted) should reflect that.

Summary / recommendation

The fourth building proposed here would “max out” the site and represents a highly intensive use of the property. Having said this the site seems to fit well into the neighborhood and in my opinion complements the existing nearby development quite well. I have reviewed the current parking uses on a number of occasions and have not found evidence of any particular problem. The 49 additional spaces proposed in this plan appear to be sufficient to meet the anticipated site needs at this time.

I would strongly recommend some level of landscaping along the Fourth Street perimeter, which would complement existing landscaping on the Congress Street side. The building would be approximately 30 feet from the existing Fourth Street sidewalk, which is a fair degree of separation. A row of bushes or similar plantings along this area would mitigate this wide expanse of proposed metal exterior on the building’s east wall. I would not recommend the Commission try to impose the higher development standards in Section 400.220.

In summary I feel this project is an acceptable build-out of the site, and assuming the landscaping and parking conditions noted previously are addressed, would recommend approval.

2. Information items.

At this point we don't have any items on the April 10 meeting agenda, so would expect that meeting to be cancelled. We will confirm this however closer to the meeting date.

Please note that the terms of existing citizen Commission members are as follows:

Mike Bates	May 2021
Jim Smith	May 2019
Don Graham	May 2020
Thomas Miles	May 2020
Gary Koelling	May 2017
Jerry Eversmeyer	May 2021
Vacant	May 2018
Linda Bruns, chair	May 2018

Just FYI to everyone.

As always, if you have questions or need further information please contact me.

Respectfully submitted,



Steve Roth
City Administrator

City of Pacific			
PUD checklist			
Walker Products Building 4			
Legal Description	Lot 2 Eagles Haven		
Parcel ID	19-1-12.0-3-009-040.000		
Zoning	M-1		
Permitted use?	Yes		
Zoning District Dimensional Requirements			
Minimum Lot Area	10,000 sf	Yes	
Minimum Lot Width	50 ft*	Yes	
Minimum Lot depth	100 ft	Yes	
Maximum site coverage	<85%	85%	
Front setback	25	Yes	
Side setback	0	Yes	
Rear setback	0	Yes	
Maximum height	3 stories / 50 ft	Yes	
Minimum floor area	None	Yes	
Performance standards	<5% open storage	Yes	
Plan submittal requirements			
Applicant / owner signatures	Yes		
15 copies	Yes		
All necessary data / drawings	Yes		
Professional seal	Yes		
Location map	Yes		
Current / proposed zoning	Yes		
Title block	Yes		
Proposed use / setbacks	Yes		
Location and size of building	Yes		
Legal description/ area	Yes		
Height / stories	Yes		
Building elevations	No / will provide		
Easements	Yes		
Utilities	Yes		
Sanitary / storm	Yes		
Contour lines / floodplain	Yes		
Site coverage data	Yes		
Floor area to site area	Yes		
Parking space data	Yes		
Light poles / trash enclosures	No		
Landscaping	No / will provide		
Other agency approvals	Pending		

Outboundary	Yes		
Building data	Yes		
Tree locations	No		
Cross sections / FFE	No		
Ingress / egress	Yes		
Sanitary / storm plan	Yes		
Water source	Yes		
Other information as requested			
All required fees	Yes		
Supplemental regulations			
Accessory utility uses and facilities compliance	Yes		
Sanitary sewers	Yes		
Storm drainage	Yes		
Minimum design / development standards			
Standards for buildings on major roadways and downtown			
Minimum exterior building material standards	No / conflict		
Prohibited building materials	Conflict		
Landscaping and screening	No		
Off-street parking and loading			
Hard surface	Yes		
Schedule compliance	Yes		
Required spaces	Min. 175		
Provided spaces	197		
Dimensional requirements			
Stall depth	Yes		
Aisle width	Yes		
Construction standards compliance			
8 inch rock / 2 inch asphalt	Yes		
Straight back / vertical curbing	Yes		
Striping	Yes		
10-ft front setback	Yes		
10-ft side and rear (if applicable)	n/a		
Loading compliance	OK		
Accessible spaces compliance	6 needed / discuss		