Springdale Commerce Center
PUD Modification
Application #35755
October 16, 2019

Request:

The applicant is requesting modifications to the lighting standards approved by Planning Commission and City Council as a part of the Planned Unit Development District. The applicant has also submitted plans to show the location and visibility of the rooftop mounted mechanical equipment without any proposed screening.

Comments:

History:

On March 13, 2018, Planning Commission recommended approval of the major PUD Modification for the Springdale Commerce Center, subject to the following conditions:

- A photometric lighting plan, consistent with the provisions of Section 153.351 be provided with future submittals of Final Development Plans. Cut sheets for fixtures and poles are also to be provided.

- Future Final Development Plan submittals will need to contain details for screening mechanical equipment, per Section 153.254 (C).

The draft Covenants that were recommended for approval included the following restrictions as part of the Design Standards (Exhibit “D”).

1) Screening and Buffering Requirements

A) In locations where loading spaces are visible from a public right-of-way or residential use, screening shall be provided in conformance with the requirements of the City Zoning Code.

B) Maintenance of all landscaping and mounding located within public rights-of-way shall be the responsibility of the individual Lot owner that owns the property adjacent to the subject frontage.

C) All outside mechanical/plumbing and electrical equipment shall be located in and screened in conformance with the Zoning Code or as approved by the Planning Commission.

D) Trash receptacles must be oriented to service areas and painted to compliment or match the primary color used for the building on the site, or shall be located in areas that limit views to such equipment from the public, or shall be screened with walls, fencing, berms, hedges or other landscape features. Waste enclosures shall not be visible from public rights-of-way and shall comply with applicable provisions of the City Zoning Code.
E) Roof mounted mechanical/plumbing and electrical equipment shall be screened in conformance with the Zoning Code or as approved by the Planning Commission. Equipment shall be screened by parapet wall, building mansard, roof panels, building panels, screening systems or similar options, which methods and material shall be identified on the plans.

F) Screening and buffering shall be subject to the review and approval of the City as part of Final Development Plan approval.

2) Exterior Lighting

A) The maximum height of all light standards shall be fifteen (15) feet as required by Zoning Code and approved by the Plan Commission, subject to review by the Design Review Committee.

B) High intensity lighting shall be down-directed cutoff-type fixtures, including any such building mounted fixtures, which reduce glare into adjacent properties and rights-of-way.

C) To create a harmonious appearance within the park, the Design Review Committee shall establish standard exterior lighting fixtures and poles to be utilized within the park. Lighting plans shall be designed with fixtures and poles generally consistent and compatible with such typical selections, subject to review by the Design Review Committee.

D) Exterior lighting shall be designed such that illumination levels at all property lines are no greater than 0.5 foot-candles, except that the illumination levels will be limited of 0.0 foot-candles where such property lines abut residential uses.

E) Exterior lighting shall be subject to the review and approval of the Design Review Committee and the City as part of Final Development Plan approval.

Planning Commission’s recommendation was adopted by City Council on April 18, 2018 by Ordinance #24-208.

Review Comments:

Lighting:

Building 3:
The applicant is now proposing a series of four LED wall mounted fixtures to be mounted at 30’ in height on the east side of Building 3 adjacent to single-family residential homes. The north and south sides of the building include a mixture of LED wall mounted fixtures at 10’ and 30’. The west building elevation (front) includes LED wall packs at 30’.

In addition to the proposed wall mounted lighting, the applicant is also proposing two pole mounted LED fixtures in the southeast corner of the site.
mounted at 15'. The cut sheet for the pole indicates the pole is 15’. Will it be mounted on a concrete base increasing the height of the fixture? There are also two LED pole mounted fixtures on the south side of the building to be mounted on 30’ poles. Will these poles be mounted on bases? No other pole mounted fixtures are proposed for the Building 3 site.

The requirements of Section 153.351 pertaining to lighting submittal requirements have not been met and need to be addressed before further review can be done. Items such as a photometric lighting plan have not been submitted.

**Building 2:**

The applicant is now proposing a series of LED wall mounted fixtures to be mounted at 30’ in height on all four sides of the building. These are supplemented by LED wall mounted fixtures at 10’. No pole mounted fixtures are proposed for the Building 2 site.

The requirements of Section 153.351 pertaining to lighting submittal requirements have not been met and need to be addressed before further review can be done. Items such as a photometric lighting plan have not been submitted.

**Mechanical Equipment Screening:**

The applicant submitted a series of cross sections to demonstrate that the rooftop mounted mechanical equipment will not be visible from any public or private rights-of-way or any residential use. A number of the cross sections (ie: AA, GG, etc.) indicate that the rooftop units will be visible, and others are questionable. The cross sections all use a line of sight at 5’. The average female is 5’ 4” and the average male is 5’ 9”. The cross section from Building 2 to the crossings incorporates landscape that is deciduous with leaves on and at mature height. Please indicate where on the landscape plan this section is taken and how many years after planting this is anticipated to occur. The proposed cross sections do not demonstrate to staff that the rooftop units will be screened, per Section 153.254 (C), as agreed to and required.

**Modification:**

The two members of Planning Commission serving on City Council will need to determine if the proposed modifications to site lighting are a major or minor amendment per Section 153.255 (G).

Reviewed By:

Anne F. McBride, FAICP
City Planner

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