

# Staff Report

PZ24-00017 (DEV) Black Rock Coffee  
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • [www.sedonaaz.gov/cd](http://www.sedonaaz.gov/cd)

**Project Summary:** Black Rock Coffee new 645 sq. ft. drive-thru building  
**Staff Recommendation:** Approval of Minor Development Review application  
**Location:** 80 Posse Ground Road  
**Parcel Number:** 408-25-038R  
**Owner/Applicant:** Black Rock Coffee Development (Rami Khalil)  
**Site Size:** ± 0.423 acres  
**Community Plan Designation:** Commercial (C)  
**Zoning:** Commercial (CO)  
**Current Land Use:** Vacant  
**Surrounding Properties:**

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	CO	Commercial
East:	CO	Commercial
South:	CO	Commercial
West:	CO	Commercial

**Report Prepared By:** Megan Yates, Assistant Planner

## Attachments:

- [1. Land Development Code Checklist](#)

All other materials provided by the applicant and reviewed in conjunction with this application are on file with the Community Development Department.

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## PROJECT DESCRIPTION

The applicant is seeking review of a Minor Development Review with the expressed intent of a new drive-through coffee shop (Black Rock Coffee).

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including [Article 2 \(Zoning Districts\)](#), [Article 3 \(Use Regulations\)](#), and [Article 5 \(Development Standards\)](#).

## BACKGROUND AND PROPERTY INFORMATION

### *Site Characteristics*

- The property is located at the northeast corner of the intersection of W State Route 89A and Posse Ground Road.
- The project site is a single parcel totaling approximately 0.423 acres and is currently vacant.
- The property is not part of a recorded subdivision.
- The existing vegetation consists of a mixture of mature trees and shrubs.

### *Zoning and Community Plan Designations*

The site is designated C (Commercial) in the Community Plan.

The site is zoned CO (Commercial). The purpose of the CO zone is stated as:

*... to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CO district is intended to provide attractive commercial development with adequate access to arterial streets and with efficient internal circulation and parking and that is compatible with surrounding residential areas.*

[LDC Section 2.14.A](#)

The proposed use falls under the definition of "Restaurant with Drive-through", which is a permitted use in CO District.

## PUBLIC INPUT

- Adjacent neighbors were notified of this project.
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- All notices contain contact information or a way to submit comments. No comments were received.

## REVIEW AGENCY COMMENTS AND CONCERNS

Development plans are routed to all internal and external review agencies. The comments received were provided to the applicant, and the applicant has submitted revised plans addressing these comments. Any comments not addressed by resubmitted plans were regarding future requirements and are included as recommended conditions of approval.

Comments were received from the following agencies:

- City of Sedona Community Development
- City of Sedona Public Works
- City of Sedona Sustainability

## DEVELOPMENT PROPOSAL AND EVALUATION

The applicant is applying for a development review for a Restaurant with Drive-through building at the corner of Posse Ground Road and W State Route 89A.

A detailed description of the proposal was submitted by the applicant and is on file with the Community Development Department.

### **Phasing**

- The project is proposed to be developed in a single phase.

### **Land Development Code (LDC)**

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code was conducted and is outlined in [Attachment 1](#) (Land Development Code Checklist).

#### **LDC Section 2.14: CO: Commercial**

- The project meets all setback and lot dimensions requirements.
- The project complies with building coverage and total coverage.
- As submitted, the project does not fully comply with requirements. If all the recommended conditions of approval are addressed, the project will be in full compliance. Areas of partial compliance can be found in [Attachment 1](#) (Land Development Code Checklist).

#### **LDC Section 2.24.E: Building Height**

- The building is at 26.5' from natural grade which exceeds 22' on the parallel plan.
- The building will need 9 points of Alternate Standards to gain an additional 4.5'.
- The largest unrelieved building plane is 477 sq. ft. for 3 points (not the 399 sq. ft. and 7 points claimed on the plans) and an LRV of 27% for 1 point (not the 2 points for an LRV of 26% claimed on the plans) for a total of 4 points. An additional 5 points will be needed to gain additional height. Alternate Height Standards will need to be modified to meet requirements and is included as a recommended condition of approval.

#### **LDC Article 3: Use Regulations**

- Restaurant with a Drive-through is permitted in the CO zone.
- The use specific standards require drive-through facilities to comply with vehicle stacking requirements of [Section 5.5.G – Loading and Stacking Areas](#).

#### **LDC Section 5.3: Grading and Drainage**

- A preliminary grading and drainage report and plan has been submitted and reviewed by the Public Works Department. A Final Grading and Drainage report and plan will be required to be submitted with building permit applications.

#### **LDC Section 5.4: Access, Connectivity, and Circulation**

- Primary vehicular access to the site is from Posse Ground Rd. No access to the state highway is proposed.
- Due to topography changes between this site and the adjacent sites, no cross access is proposed.

- Sidewalks are existing on the south and west side of the property. In addition, the property owner will be granting the City a 2-foot easement along Posse Ground Road to allow for sidewalk widening in the future.
- A 5-foot-wide pedestrian path will connect the site to the sidewalk on Posse Grounds Road. The pedestrian walkways are shown to be painted on the paving materials which does not comply with requirements. A condition of approval has been recommended to bring this into compliance.
- Cars will be able to enter and exit the site in forward drive. Parking is located on the west side of the property away from the drive-through aisle.

#### [LDC Section 5.5: Off-Street Parking and Loading](#)

- 3 parking spaces are required; 6 spaces are provided. (1 accessible space, 5 regular spaces)
- 4 vehicle stacking spaces per service window is required, there is one service window and 15 vehicle stacking spaces are provided.
- 2 bicycle parking spaces are provided.

#### [LDC Section 5.6: Landscaping, Buffering, and Screening](#)

- A landscaping plan that meets all LDC requirements has been provided as part of the project documents.
- Rooftop equipment and refuse are screened.
- Retaining walls comply with LDC requirements.

#### [LDC Section 5.7: Site and Building Design](#)

- The submitted plans meet all LDC requirements for site and building design except for the details of Alternate Standards as described above (Section 2.24.E).

#### [LDC Section 5.8: Outdoor Lighting](#)

- A total lighting output of 29,610 lumens is permitted; a total of 28,366 lumens are proposed.
- All fixtures are fully shielded. The building lights and parking lot lights are proposed to be Narrow-Spectrum Amber LED which have a 595 nm output.
- A wall sign and the drive-through board sign will be illuminated. All details of the sign illumination have not been provided; a condition of approval has been provided for compliance with this Section.

#### [LDC Section 5.9: Public Art](#)

- Public art is not required for this project.

#### [LDC Section Article 6: Signs](#)

- All signs are proposed meet all LDC requirements with the exception of sign illumination as mentioned above (Section 5.8).

#### *Wastewater Disposal*

- *The property will connect to the City's wastewater system.*

## REVIEW GUIDELINES

The following is requested from the Community Development Director at this time:

- **MINOR DEVELOPMENT REVIEW:** Review of Proposal – Final Action

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

#### A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

**Staff Evaluation:** *Staff and Reviewing Agencies has evaluated the submitted application materials. As conditioned, the proposal complies with all applicable review criteria. The proposal is in compliance with this criterion.*

#### B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

**Staff Evaluation:** *No prior land use approvals impact the review of this application. The proposal is in compliance with this criterion.*

#### C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

**Staff Evaluation:** *Staff evaluated the proposal for compliance with the Community Plan and it was found to be consistent:*

- *The property is designated Commercial in the Community Plan, which supports the CO zoning designation, which allows for Restaurant with drive-through. This use is consistent with the Commercial designation.*
- *The proposal does not contradict any of the policies within the Community Plan.*

*The proposal is in compliance with this criterion.*

#### D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

**Staff Evaluation:** *As outlined in the Land Development Code Checklist, the proposal is compliant with most applicable standards of the Land Development Code, including the allowed uses for the*

*CO zoning district, CO district standards, and site and building design standards. Sections that are partially complaint will become complaint if the recommended conditions of approval are addressed. No waivers or variances are being requested. The proposal is in compliance with this criterion.*

#### **E. Minimizes Impacts on Adjoining Property Owners**

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

***Staff Evaluation:** Staff completed the required noticing of the adjacent neighbors, and no comments were received. No additional public notification or outreach is required. The project has been designed in full compliance with LDC requirements, including building and site design and parking requirements. The proposal is in compliance with this criterion.*

#### **F. Consistent with Intergovernmental Agreements**

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

***Staff Evaluation:** There are no adopted intergovernmental agreements in place that are affected by the proposed development. This criterion does not apply to this request.*

#### **G. Minimizes Adverse Environmental Impacts**

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

***Staff Evaluation:** No negative environmental impacts are anticipated because of the proposed development. The site is an infill site surrounded by existing development, is not a significant wildlife habitat and has little native vegetation. The site is served by existing streets and utilities. The drainage for the site has been designed in accordance with the City's requirements.*

#### **H. Minimizes Adverse Fiscal Impacts**

The proposed development shall not result in significant adverse fiscal impacts on the City.

***Staff Evaluation:** No adverse fiscal impacts on the City are anticipated. The proposal is in compliance with this criterion.*

#### **I. Compliance with Utility, Service, and Improvement Standards**

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

***Staff Evaluation:** The application materials were provided to review agencies for an opportunity to review. All comments received have been addressed by the applicant or included as conditions of approval.*

**J. Provides Adequate Road Systems**

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

**Staff Evaluation:** *No new roads are required to serve the site. The Sedona Fire District and Police Department have reviewed the plans and have raised no concerns from an emergency access perspective. The City's Public Works Department has reviewed the anticipated traffic generation and will use the traffic development impact fees from this project and work with ADOT to implement appropriate mitigation measures. The proposal is in compliance with this criterion.*

**K. Provides Adequate Public Services and Facilities**

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

**Staff Evaluation:** *Staff believes that adequate public service and facility capacity exists to accommodate the proposed development. All applicable review agencies have reviewed the plans and have not stated any concerns from a serviceability standpoint. The proposal is in compliance with this criterion.*

**L. Rational Phasing Plan**

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

**Staff Evaluation:** *The project is proposed to be developed in a single phase. The proposal is in compliance with this criterion.*

It is Staff's opinion that this request for development review approval meets the required findings listed above. As outlined in the Land Development Code checklist, this is a permitted use in the CO zone and meets all applicable criteria for development of the property. No waivers or variances from code requirements are being requested. In addition, as outlined above, Staff believes that the project as currently proposed meets all review criteria applicable to all developments, with the exception of sections of the LDC that will become complaint if the recommended conditions of approval are addressed. The LDC does not contain additional approval criteria for development review applications beyond the standard criteria.

**Approval**

PZ24-00017 (DEV) Black Rock Coffee



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The Community Development Director approves case number PZ24-00017 (DEV), Black Rock Coffee, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Community Development Director, and the attached conditions of approval.

A handwritten signature in black ink, appearing to read "Steve Mertes", written over a horizontal line.

Steve Mertes

*Community Development Director*

A handwritten date "8/11/25" written in black ink, positioned above a horizontal line.

Date

## Conditions of Approval

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### *As proposed by Staff*

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
2. The project shall be constructed in a single phase.
3. The exterior colors and materials shall be in compliance with the submitted color and materials board. Alternate colors proposed by the applicant may be approved by the Director if the colors are darker than the approved colors and meet all other Land Development Code requirements.
4. Prior to the issuance of permits, the applicant shall complete the following:
  - i) The property owner shall grant and record an easement for a shared use path on Posse Ground Road. The easement shall be reviewed and approved by City Staff prior to recordation.
5. The plans submitted for building permits shall comply with all applicable Land Development Code requirements.
6. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Land Development Code.
7. All landscaping shall be maintained to ensure visibility triangle requirements are met at the driveway entrances and intersection.
8. All exterior mechanical equipment shall be screened and/or painted to the satisfaction of the Community Development Director.
9. The applicant shall obtain Right-of-Way Permits from the City of Sedona and/or the Arizona Department of Transportation for any work in the Right-of-Way.
10. Apply for a ROW permit for the driveway, sewer connection, and anything along Posse Grounds.
11. Hours of work shall comply with City Code ([Chapter 8.25.050](#)) requirements for construction. No grading work shall occur on Sunday.
12. Prior to the issuance of grading and building permits, staff shall verify that all plans submitted for buildings permits are in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meet the following conditions, and the applicant shall provide written documentation of such compliance to staff:
  - i) Applicant shall follow the City of Sedona Land Development Code in its entirety.
  - ii) All plans shall comply with all applicable sections of the Land Development Code and the Development Review application as reviewed and approved by the Planning and Zoning Commission.

- iii) Plans submitted for building permits shall meet Alternate Standards requirements in LDC Section 2.24.E(4). Plans shall show a reduced building height, reduced LRV, reduced unrelieved building plane, or combination thereof, to ensure compliance with this code section.
- iv) On-Site Pedestrian Walkway Design shall be modified to meet the requirements of LDC Section 5.4.H(2)b.1.i.
- v) Colors and materials shall comply with LDC Section 5.7.F and additional requirements based on the height of the building and application of Alternate Standards (LDC Section 2.24.E).
- vi) Exterior lighting shall comply with LDC Section 5.8 and LDC Section 6.7.E. All exterior lighting, including illuminated signs, shall be included in the total lumens for the site.
- vii) Illuminated signs shall be included in the total lumens for the site and shall comply with LDC Section 5.8 and LDC Section 6.7.E.
- viii) The sewer cleanout shall be at the property line (looks like it snapped to a different line).
- ix) Specify SDR35 rather than just PVC for the sewer lateral.
- x) Call out the driveway as MAG250-1 driveway.
- xi) Sheet C700: The City requires specific verbiage on ADA parking signs: "Signs shall be placed on a stationary post or object identifying each accessible parking space. Signage must include the international symbol of accessibility and have the minimum verbiage of: "RESERVED PARKING" and "A.R.S. Section 28-884" and "City Code 11-4-6" and "Fines will be strictly enforced." At least 1 accessible parking sign in every 8 accessible spaces shall include the words "Van Accessible." These signs shall not be obscured by a vehicle parked in the space."
- xii) C800: Please reach out for City specific cleanout details
- xiii) An elevation Certificate from an Arizona Registered Land Surveyor is required.
- xiv) Infrastructure within the ADOT ROW must be approved by ADOT. It is recommended to attend a pre-application meeting with ADOT.
- xv) For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i).
- xvi) For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- xvii) Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1.
- xviii) Provide the Final Drainage Report and plans.
- xix) Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- xx) Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- xxi) Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- xxii) All concrete within the City ROW shall be colored "Sedona Red".

- xxiii) Prior to the certificate of occupancy, a maintenance plan & schedule for the drainage infrastructure and pavements will be required.
  - xxiv) Apply for a ROW permit for the driveway, sewer connection, and anything along Posse Grounds.
  - xxv) The Site Plan shall meet the grading and drainage requirements of the Sedona Land Development Code and the Design Review, Engineering, and Administrative Manual.
  - xxvi) Easements shall be recorded.
  - xxvii) The applicant shall submit landscaping plans that comply with all applicable City codes and the approved landscaping plans.
  - xxviii) The applicant shall submit outdoor lighting plans that comply with all applicable City codes and the approved lighting plan.
  - xxix) All requirements of the Sedona Fire District shall be satisfied.
  - xxx) All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).
  - xxxi) Signs shall require a separate permit and shall be reviewed for compliance with all applicable LDC requirements
13. Prior to the issuance of a Certificate of Completion and/or final inspections on the parking lot, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:
- i) All on-site improvements shall substantially conform to the plans on which permits were issued.
  - ii) Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan. (LDC Section 5.6)
  - iii) All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required. (LDC Section 5.8) iv)
  - iv) All new utility lines shall be provided through underground installation.
  - v) All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building. All electrical panels shall be located so as not to be visible from public rights-of-way.
  - vi) All requirements of the Sedona Fire District shall be satisfied.
  - vii) The applicant shall provide copies of all required testing to the Engineering Department.
  - viii) As-built plans shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
  - ix) The property lies in a floodplain. An Elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
  - x) A maintenance plan & schedule for the drainage infrastructure and pavements will be required.
  - xi) All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.

- xii) The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
  - xiii) All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
14. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

# Land Development Code Checklist

PZ24-00017 (DEV)

Black Rock Coffee



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The Sedona Land Development Code sets the minimum criteria for review and approval of all new construction and renovation proposals by the City's Community Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

**Review Date:** June 24, 2025

**Reviewer:** Megan Yates, Assistant Planner

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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LDC Article 2: Zoning Districts	
2.14: CO: Commercial	
2.14.B: CO Lot and Building Standards	
	<p><i>Evaluation:</i></p> <p>B. Front setback 10 foot minimum:</p> <ul style="list-style-type: none"> <li>• 15-foot setback along the south property line</li> </ul> <p>C. Side setback abutting a street 10 foot minimum:</p> <ul style="list-style-type: none"> <li>• 12-foot setback along the west property line</li> </ul> <p>D. No setbacks are required from other property lines.</p> <p>E. Building heights comply with LDC Section 2.24.E (See separate evaluation).</p> <p>F. The project has a building coverage of 3% (60% permitted) and a total coverage of 66.1% (80% permitted).</p>
	<p><b>Compliance:</b>   <input checked="" type="checkbox"/> Yes       <input type="checkbox"/> Partial       <input type="checkbox"/> No       <input type="checkbox"/> Not Applicable</p>
2.14.C: Other Standards	
	<p><i>Evaluation:</i> As submitted, the project does not fully comply with LDC requirements. This checklist outlines the areas of partial compliance and recommends conditions of approval to ensure the plans submitted for building permits are in full compliance.</p>
	<p><b>Compliance:</b>   <input type="checkbox"/> Yes       <input checked="" type="checkbox"/> Partial       <input type="checkbox"/> No       <input type="checkbox"/> Not Applicable</p> <p><b><i>If all the recommended conditions of approval are addressed, the project will be in full compliance.</i></b></p>
2.24: Measurements and Exceptions	
2.24.C: Lot and Space Requirements	
	<p><i>Evaluation:</i> The lot meets minimum dimension requirements. All buildings meet the same setback requirements.</p>
	<p><b>Compliance:</b>   <input checked="" type="checkbox"/> Yes       <input type="checkbox"/> Partial       <input type="checkbox"/> No       <input type="checkbox"/> Not Applicable</p>
2.24.D: Setbacks	
	<p><i>Evaluation:</i></p> <p>(1) Front setback 10 foot minimum:</p> <p style="padding-left: 20px;">a. 15-foot setback along the south property line</p> <p>(2) Side setback abutting a street 10 foot minimum:</p> <p style="padding-left: 20px;">a. 12-foot setback along the west property line</p> <p>(3) No setbacks are required from other property lines.</p>
	<p><b>Compliance:</b>   <input checked="" type="checkbox"/> Yes       <input type="checkbox"/> Partial       <input type="checkbox"/> No       <input type="checkbox"/> Not Applicable</p>

<b>2.24.E: Building Height</b>	
	<p><i>Evaluation:</i></p> <p>(1) The highest point of the building is 26.5 feet above natural grade which exceeds the 22 feet allowed from natural grade on the parallel plane. Alternate standards will need to be applied to the building to accommodate this height.</p> <p>a. The height of the building was measured from natural grade to the top of the parapet roof.</p> <p>b. This is a vacant lot which has not been previously developed or graded.</p> <p>c. The property is not within a city-recognized floodplain.</p> <p>d. Plane Requirements:</p> <ul style="list-style-type: none"> <li>Horizontal Plane: Does not apply to projects in commercial zoning districts</li> <li>Parallel Plane: The building is a maximum of 26.5 feet above natural grade. Buildings exceeding 22' from natural grade on the Parallel Plane are eligible to use Alternate Standards for additional height. See Alternate Standards evaluation below.</li> </ul> <p>(2) Maximum overall building height is 27.5 feet and does not exceed the 40-foot maximum.</p> <p>(3) There are no exceptions for height being proposed for this development.</p> <p>(4) Alternate Height Standards:</p> <p>a. Multiple buildings are not being proposed for this project.</p> <p>b. 9 points of Alternate Standards are required for 4.5 additional feet.</p> <ul style="list-style-type: none"> <li>The largest unrelieved building plane is 477 sq. ft. for 3 points (not 399 sq. ft. and 7 points claimed on the plans) and an LRV of 27% for 1 point (not the 2 points for an LRV of 26% claimed on the plans) for a total of 4 points. An additional 5 points will be needed to gain additional height. Alternate Height Standards will need to be modified to meet requirements and is included as a recommended condition of approval.</li> </ul>
<p><i>Compliance:</i>    <input type="checkbox"/> Yes            <input checked="" type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p> <p><b>Recommended Condition of Approval: Plans submitted for building permits shall meet Alternate Standards requirements in LDC Section 2.24.E(4). Plans shall show a reduced building height, reduced LRV, reduced unrelieved building plane, or combination thereof, to ensure compliance with this code section.</b></p>	
<b>LDC Article 3: Use Regulations</b>	
3.2.E: Table of Allowed Uses	
	<p><i>Evaluation:</i> Restaurant with Drive-through, is an allowed use in the CO zone.</p> <p><i>Compliance:</i>    <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
3.3: Use Specific Standards	
	<p><i>Evaluation:</i> Use specific standards for restaurant with drive-through are in LDC Section 3.3.C(11). Vehicle stacking will be located on the east and north of the lot which does not interfere with maneuvering into parking spaces or traffic flow of aisles, streets, bike paths or sidewalks.</p> <p><i>Compliance:</i>    <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
<b>LDC Article 5: Development Standards</b>	
5.3: Grading and Drainage	
5.3.D: General Standards	
	<p><i>Evaluation:</i> All work, except for driveways to connect to existing streets, is contained within the property boundaries. The City's Public Works staff has reviewed the Preliminary Grading and Drainage Report and Plan and found them to be consistent with City requirements. A Final Grading and Drainage Report and Plan will be required to be submitted, reviewed, and approved prior to building permit issuance.</p>

<p><b>Compliance:</b>   <input checked="" type="checkbox"/> <i>Yes</i>       <input type="checkbox"/> <i>Partial</i>       <input type="checkbox"/> <i>No</i>       <input type="checkbox"/> <i>Not Applicable</i></p>	
<p><b>5.4: Access, Connectivity, and Circulation</b></p>	
<p><b>5.4.D: Street Connectivity</b></p>	
<p><i>Evaluation:</i></p> <p>(2) Standards:</p> <ul style="list-style-type: none"> <li>a. The project connects to an existing city street at one point (Posse Ground Road).</li> <li>b. Only one point of access is proposed due to the vicinity to the state highway and the topography of the property and adjacent properties.</li> <li>c. A five-foot-wide pedestrian path is proposed to connect the sidewalk on Posse Ground Road with the site.</li> <li>d. Police and Fire and reviewed the plans and have not expressed any concerns with the site layout. No streets are being extended for this development.</li> <li>e. No waivers are being requested, no cul-de-sacs or dead-end streets are proposed, and no gates are proposed.</li> </ul>	
<p><b>Compliance:</b>   <input checked="" type="checkbox"/> <i>Yes</i>       <input type="checkbox"/> <i>Partial</i>       <input type="checkbox"/> <i>No</i>       <input type="checkbox"/> <i>Not Applicable</i></p>	
<p><b>5.4.E: Driveways and Access</b></p>	
<p><i>Evaluation:</i></p> <p>(1) Driveways are located to provide safe access to and from the site. Shared driveways with the adjacent properties are not feasible due to the topography. Cars will be able to enter and exit the site in forward drive. All parking is located on the west side of the property away from the drive-through aisle. Police and Fire have reviewed the plans and have not expressed any concerns. Driveways and drive aisles will meet materials requirements and culverts will be provided where necessary.</p> <p>(2) Though the property fronts a state highway, access is provided by the side street. No access to the state highway is proposed.</p> <p>(3) N/A: Not a residential property</p> <p>(4) Vehicles will not back out into the street from this property. The driveway is designed to City standards.</p> <p>(5) N/A: Not in the OC District</p>	
<p><b>Compliance:</b>   <input checked="" type="checkbox"/> <i>Yes</i>       <input type="checkbox"/> <i>Partial</i>       <input type="checkbox"/> <i>No</i>       <input type="checkbox"/> <i>Not Applicable</i></p>	
<p><b>5.4.F: Visibility Triangles</b></p>	
<p><i>Evaluation:</i> No buildings are in visibility triangles. Landscaping in visibility triangles will be maintained to meet sight distance requirements.</p>	
<p><b>Compliance:</b>   <input checked="" type="checkbox"/> <i>Yes</i>       <input type="checkbox"/> <i>Partial</i>       <input type="checkbox"/> <i>No</i>       <input type="checkbox"/> <i>Not Applicable</i></p>	
<p><b>5.4.G: Cross-Access between Adjacent Uses</b></p>	
<p><i>Evaluation:</i> Due to the topography changes between the adjacent sites, no cross access is proposed. Sidewalks exist in the area to provide pedestrian and bicycle connections.</p>	
<p><b>Compliance:</b>   <input checked="" type="checkbox"/> <i>Yes</i>       <input type="checkbox"/> <i>Partial</i>       <input type="checkbox"/> <i>No</i>       <input type="checkbox"/> <i>Not Applicable</i></p>	
<p><b>5.4.H: Pedestrian and Bicycle Circulation</b></p>	
<p><i>Evaluation:</i></p> <p>(1) Sidewalks are existing on the south and west side of the property. In addition, the property owner will be granting the City a 2-foot easement along Posse Ground Road to allow for sidewalk widening in the future.</p>	

	<p>(2) On Site Pedestrian Walkways</p> <p>a. A five-foot-wide pedestrian path is proposed to connect Posse Ground Road through the parking lot and ending at the primary entrance of the building. There are no public transit facilities within the site or along the adjacent street, properties abutting are not residential, and the site is not adjacent to and does not have on-site public or civic use amenities.</p> <p>The pedestrian walkways are painted on the paving materials, which is not an acceptable finish/design (LDC Section 5.4.H(2)b.1.i). This will need to be modified and is included as a recommended condition of approval.</p> <p><b>Compliance:</b>   <input type="checkbox"/> Yes        <input checked="" type="checkbox"/> Partial        <input type="checkbox"/> No        <input type="checkbox"/> Not Applicable</p> <p><b>Recommended Condition of Approval: On-Site Pedestrian Walkway Design shall be modified to meet the requirements of LDC Section 5.4.H(2)b.1.i.</b></p>
<p>5.5: Off-Street Parking and Loading</p>	
	<p>5.5.D: Minimum Off-Street Parking Spaces Required</p> <p><i>Evaluation:</i></p> <p>(1) Minimum parking spaces required 3. 6 parking spaces are provided: 5 regular spaces, and one accessible parking space.</p> <ul style="list-style-type: none"> <li>• 4 vehicle stacking spaces per service window is required, there is one service window and 15 vehicle stacking spaces are provided.</li> </ul> <p>(2) 1 space will be designated for accessible parking.</p> <p>(3) Two bicycle parking spaces are provided.</p> <p><b>Compliance:</b>   <input checked="" type="checkbox"/> Yes        <input type="checkbox"/> Partial        <input type="checkbox"/> No        <input type="checkbox"/> Not Applicable</p>
	<p>5.5.E: Parking Alternatives, Credits, and Adjustments</p> <p><i>Evaluation:</i> No parking alternatives, credits, or adjustments are requested.</p> <p><b>Compliance:</b>   <input type="checkbox"/> Yes        <input type="checkbox"/> Partial        <input type="checkbox"/> No        <input checked="" type="checkbox"/> Not Applicable</p>
	<p>5.5.F: Off-Street Parking Layout and Design</p> <p><i>Evaluation:</i></p> <p>(2) Parking spaces will be required to be available for parking. No parking is in a fire lane.</p> <p>(3) Parking is located on the interior of the site and not between building facades and the public right-of-way.</p> <p>(4) Parking areas and drive aisles comply with all dimensional standards of the LDC and Administrative Manual.</p> <p>(5) Striping will be added to pedestrian walkways to prevent conflicts.</p> <p>(12)/(13) Landscaping and lighting are provided in compliance with LDC requirements.</p> <p><b>Compliance:</b>   <input checked="" type="checkbox"/> Yes        <input type="checkbox"/> Partial        <input type="checkbox"/> No        <input type="checkbox"/> Not Applicable</p>
	<p>5.5.G: Loading and Stacking Areas</p> <p><i>Evaluation:</i></p> <p>(1) Based on the size of the building, no loading spaces are required.</p> <p>(3) 4 vehicle stacking spaces per service window are required. There is one service window and 15 vehicle stacking spaces are provided. The stacking lane does not interfere with maneuvering into parking spaces or traffic flow of aisles, streets, bike paths, or sidewalks.</p> <p><b>Compliance:</b>   <input checked="" type="checkbox"/> Yes        <input type="checkbox"/> Partial        <input type="checkbox"/> No        <input type="checkbox"/> Not Applicable</p>

<b>5.6: Landscaping, Buffering, and Screening</b>	
<b>5.6.C: Landscaping and Buffering</b>	
	<p><i>Evaluation:</i></p> <ul style="list-style-type: none"> <li>(1) General Landscape Standards:             <ul style="list-style-type: none"> <li>a. The total landscaped area is 6,232 sq. ft. requiring 16 trees and 47 shrubs. 16 trees (3 existing, 13 proposed) and 143 shrubs are provided.</li> <li>b. 56.4% of the plants on the landscape plan are native species. The balance of the plants are adaptive/suitable for the Sedona area. No inappropriate species are proposed.</li> <li>c. 14 different species are proposed and no one species makes up more than 50% of the required landscape materials.</li> <li>e. Visibility triangles will be maintained.</li> <li>h. The applicant expects to be able to save 3 trees (protect in place). These trees were not factored into the native/adaptive percentages. When added in, the percentage of native plant is higher than 56.4%. Compliance with the other requirements of this section will be reviewed for when plans are submitted for permits.</li> </ul> </li> <li>(2) The areas between the building and the state highway will be landscaped. All parking has a minimum of 5 feet of landscape buffer between Posse Ground Road and parking.             <ul style="list-style-type: none"> <li>a. The total parking area requires 225.7 sq. ft. of landscaping. The landscaped island is 256 sq. ft., which requires 1 tree and 2 shrubs; 1 tree and 12 shrubs are shown.</li> </ul> </li> <li>(3) The property does not abut a single-family residential zoning district.</li> <li>(4) Landscape areas will be required to be maintained after installation.</li> <li>(5) A tree preservation and protection plan has been submitted. It is anticipated that 3 trees will be preserved.</li> </ul>
<p><b>Compliance:</b>    <input checked="" type="checkbox"/> <b>Yes</b>            <input type="checkbox"/> <b>Partial</b>            <input type="checkbox"/> <b>No</b>            <input type="checkbox"/> <b>Not Applicable</b></p>	
<b>5.6.D: Screening</b>	
	<p><i>Evaluation:</i></p> <ul style="list-style-type: none"> <li>(1) Roof mounted equipment is screened by the building's parapet wall.</li> <li>(2) Any additional ground mounted equipment will be screened by walls or landscaping.</li> <li>(3) There are no loading or service areas, and the common refuse (garbage) area is screened by solid walls. The proposed material for the refuse walls fits in with the characteristics of the surroundings.</li> <li>(4) No outdoor storage areas are proposed.</li> </ul>
<p><b>Compliance:</b>    <input checked="" type="checkbox"/> <b>Yes</b>            <input type="checkbox"/> <b>Partial</b>            <input type="checkbox"/> <b>No</b>            <input type="checkbox"/> <b>Not Applicable</b></p>	
<b>5.6.E: Fences and Walls</b>	
	<p><i>Evaluation:</i></p> <ul style="list-style-type: none"> <li>(8) Retaining walls cannot exceed 16 feet when measuring from the low point of natural grade to the highest point of the wall. The southwest corner of the patio area has a height of 5.26 feet.             <ul style="list-style-type: none"> <li>a. No retaining walls exceed 8 feet in height.</li> <li>b. No retaining wall exceeds 3 feet from finish grade, recessions or projections are not required.</li> <li>c. No fences proposed on the top of the retaining wall.</li> </ul> </li> </ul>
<p><b>Compliance:</b>    <input checked="" type="checkbox"/> <b>Yes</b>            <input type="checkbox"/> <b>Partial</b>            <input type="checkbox"/> <b>No</b>            <input type="checkbox"/> <b>Not Applicable</b></p>	

<b>5.7: Site and Building Design</b>	
<b>5.7.D: Site Design</b>	
	<p><i>Evaluation:</i></p> <ol style="list-style-type: none"> <li>(1) There is not a cohesive design of surrounding uses. The building scale and orientation are appropriate for the site.</li> <li>(2) The site slopes up gradually from south to north. Drainages have been considered while designing the site and the plans show preservation of trees where possible. Design of retaining walls reviewed for when plans are submitted for permits</li> <li>(3) This property is not located in the OC Zoning District.</li> <li>(5) The development will maintain existing sidewalks along street frontages and will have connections from sidewalks to the interior of the site.</li> <li>(6) All utilities will be underground.</li> </ol>
<p><b>Compliance:</b>    <input checked="" type="checkbox"/> <b>Yes</b>            <input type="checkbox"/> <b>Partial</b>            <input type="checkbox"/> <b>No</b>            <input type="checkbox"/> <b>Not Applicable</b></p>	
<b>5.7.E: Building Placement and Orientation</b>	
	<p><i>Evaluation:</i> This section addresses siting of multiple buildings on a development site. Only one building is proposed.</p>
<p><b>Compliance:</b>    <input type="checkbox"/> <b>Yes</b>            <input type="checkbox"/> <b>Partial</b>            <input type="checkbox"/> <b>No</b>            <input checked="" type="checkbox"/> <b>Not Applicable</b></p>	
<b>5.7.F: Building Design</b>	
	<p><i>Evaluation:</i></p> <ol style="list-style-type: none"> <li>(2) Building Massing: <ol style="list-style-type: none"> <li>a. The building is under 2,500 square feet; no massing is required.</li> <li>b. Building Proportions and Scale: The parapet on the southeast elevation is the high point of the building and is located internally to the site so that the building steps down in height towards the west property line (Posse Ground Rd.). Alternate Standards are proposed but the property does not abut an existing residential building.</li> <li>c. Building Articulation: The building is designed with a change in texture and lap siding. There are no upper stories for this building. The building has awnings located on the north, south and west elevations which project at least 4 feet. No building plane exceeds 800 square feet. 30.9% of the south elevation (W State Route 89A) and 30.8% of the west elevation (Posse Ground Road) are windows and doorways. The building design incorporates parapets that project from the building by at least 2 feet so that the longest roofline is 33'.</li> <li>d. Building Length: The building does not exceed 150 feet in length.</li> </ol> </li> <li>(3) There is not a predominant architectural style or character in the immediate vicinity of the project. The project has been designed in compliance with the general standards of the LDC. The building is not being designed as signage. All sides of the building have been designed in the same architectural style.</li> <li>(4) Dryvit Terraneo in Gibraltar is has a reflective surface due to the mica chips and quartz, the applicant has been made aware that this is prohibited. Compliance with this section will be reviewed for when plans are submitted for permits and is included as a recommended condition of approval. No other exterior finishes on the prohibited list are proposed.</li> <li>(5) Alternate Standards requirements will need to be corrected due to miscalculation. Compliance with Alternate Standards and color will be reviewed when plans are submitted for building permit.</li> </ol>

	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input checked="" type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p> <p><b>Recommended Condition of Approval: Colors and materials shall comply with LDC Section 5.7.F and additional requirements based on the height of the building and application of Alternate Standards (LDC Section 2.24.E)</b></p>
<b>5.8: Exterior Lighting</b>	
	<b>5.8.E: General Lighting Standards</b>
	<p><i>Evaluation:</i></p> <p>(1) All lighting is Class 1 with narrow-spectrum amber LED with the exception of the illuminated signs, which is explained below (Section 5.8.J).</p> <p>(2) No prohibited lighting types are proposed.</p> <p>(3) All proposed light fixtures are fully shielded.</p> <p>(4) The site is approximately 0.423 acres, allowing for a total lighting output of 29,610 lumens. 28,366 lumens are proposed.</p> <p>(5) No motion sensor lights are proposed. Parking lot lights are permitted to be left on overnight.</p>
	<p><i>Compliance:</i>   <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
	<b>5.8.F: Supplemental Class 3 Lighting Standards</b>
	<p><i>Evaluation:</i> No Class 3 lighting is proposed.</p>
	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input checked="" type="checkbox"/> Not Applicable</p>
	<b>5.8.G: Parking Area Lighting</b>
	<p><i>Evaluation:</i> Lighting along the drive aisle is considered parking lot lighting, is 2700K, fully shielded, and the lighting poles are 12 feet in height.</p>
	<p><i>Compliance:</i>   <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
	<b>5.8.H: Pedestrian Walkway Lighting</b>
	<p><i>Evaluation:</i> No pedestrian walkway lighting is proposed.</p>
	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input checked="" type="checkbox"/> Not Applicable</p>
	<b>5.8.I: Exterior Building Lighting</b>
	<p><i>Evaluation:</i> All lighting on the building exterior is fully shielded and is 3,000K which is appropriate for Class 1 lighting.</p>
	<p><i>Compliance:</i>   <input checked="" type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p>
	<b>5.8.J: Sign Illumination</b>
	<p><i>Evaluation:</i> A wall sign will have halo-lit lettering with opaque faces and the drive-through board sign will be illuminated. The freestanding sign will be non-illuminated. Sign lighting will need to be added to the total lumen calculations.</p>
	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input checked="" type="checkbox"/> Partial            <input type="checkbox"/> No            <input type="checkbox"/> Not Applicable</p> <p><b>Recommended Condition of Approval: Exterior lighting shall comply with LDC Section 5.8 and LDC Section 6.7.E. All exterior lighting, including illuminated signs, shall be included in the total lumens for the site.</b></p>
	<b>5.8.K: Supplemental Lighting Standards for Specific Uses</b>
	<p><i>Evaluation:</i> None of these standards apply to this project.</p>
	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input checked="" type="checkbox"/> Not Applicable</p>
<b>5.9: Public Art</b>	
	<b>5.9.B: Applicability</b>
	<p><i>Evaluation:</i> Public art is not required for this project.</p>
	<p><i>Compliance:</i>   <input type="checkbox"/> Yes            <input type="checkbox"/> Partial            <input type="checkbox"/> No            <input checked="" type="checkbox"/> Not Applicable</p>
	<b>5.9.C: Public Art Requirement</b>

	<p><i>Evaluation:</i> Public art is not required for this project.</p>
	<p><i>Compliance:</i>    <input type="checkbox"/> Yes        <input type="checkbox"/> Partial        <input type="checkbox"/> No        <input checked="" type="checkbox"/> Not Applicable</p>
<p><b>Article 6: Signs</b></p>	
<p>6.9: Permanent Signs (Commercial Districts)</p>	
	<p><i>Evaluation:</i></p> <p>6.5 General Standards Applicable to All Signs:</p> <ul style="list-style-type: none"> <li>• All signage will be clear of utility lines.</li> <li>• All background of signage will be painted to match the building.</li> <li>• Signage is not located in a historic area.</li> <li>• All signage will be located within the property limits and not within the visibility triangle.</li> </ul> <p>6.7 Design Standards Applicable to All Signs:</p> <ul style="list-style-type: none"> <li>• All signs are legible with maximum information, font style, and using a contrasting background color.</li> <li>• All signs have been placed in comprehensive and strategic locations.</li> <li>• Sign colors have been approved, the background color will be the same color as the building, and no bright or glossy lettering is proposed.</li> <li>• Metal signage is an approved sign material.</li> <li>• The sign illumination is not obtrusive to the surrounding areas and is limited to two colors.</li> <li>• The wall sign is halo-lit, the drive-through menu sign is illuminated, and the free-standing sign is not illuminated. The sign lighting was not included with the exterior lighting packet; compliance with outdoor lighting will be reviewed when plans are submitted for building permit.</li> </ul> <p>6.8 Exempt Signs:</p> <ul style="list-style-type: none"> <li>• There are no exempt signs proposed.</li> </ul> <p>6.9 Permanent Signs (Commercial Districts)</p> <ul style="list-style-type: none"> <li>• This single tenant building is allowed sign square footage of 25 feet. The tenant has proposed 16.70 square feet.</li> <li>• The building sign does not project from the building more than 12 inches.</li> <li>• The project has one monument sign the total square footage of the sign is 24 square feet.</li> <li>• Monument signs are limited to a height of 8 feet; the height of the monument sign is 6'2" feet.</li> <li>• Directional signs are not proposed.</li> </ul>
	<p><i>Compliance:</i>    <input type="checkbox"/> Yes        <input checked="" type="checkbox"/> Partial        <input type="checkbox"/> No        <input type="checkbox"/> Not Applicable</p> <p><b><i>Recommended Condition of Approval: Illuminated signs shall be included in the total lumens for the site and shall comply with LDC Section 5.8 and LDC Section 6.7.E.</i></b></p>
<p><b>Other Considerations</b></p>	
<p> </p>	