



STAFF REPORT

Planning Commission Meeting: February 26, 2024

Application:	RZ24-0002: Request for a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan for Evergreen Senior Living
Location:	Southeast of Ridgeview Road and W. 112 th Street.
Owner:	Dave Sandir, Gateway Housing, LP
Engineer:	Doug Ubben; Phelps Engineering Inc.
Applicant:	Chris Osborn, Evergreen Living Innovations
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>16.4 acres</u>	Proposed Use:	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
Building Area:	<u>200,150 SF</u>	Plat:	<u>Unplatted</u>
Existing Zoning:	<u>BP (Business Park)</u>	Proposed Zoning:	<u>C-3 (Regional Center)</u>
Lots:	<u>1</u>	Tracts:	<u>2</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Employment Area Primary Greenways	Vacant	BP (Business Park)
North	Employment Area	Vacant	BP (Business Park) & PD (Planned District)
South	Primary Greenway	Vacant	R-1 (Single-Family Residential)
East	Conventional Neighborhood	Single-Family Residential & Two- Family Residential	R-1 (Single-Family Residential) & R-2 (Two- Family Residential)
West	Mixed-Density	Multifamily Residences	R-3 (Low-Density Multifamily)

1. Introduction

The applicant is requesting approval of a rezoning to the C-3 (Regional Center) District and a preliminary site development plan for Evergreen Senior Living, located southeast of Ridgeview Road and W. 112th Street on approximately 16.4 acres. The Evergreen facility will be relocating from their current location at 11875 S Sunset Drive within the Johnson County campus. The proposed Continuing Care Retirement Facility is not permitted in the existing BP (Business Park) District and requires a rezoning. The proposed development includes a one-story assisted living and skilled nursing facility with attached 3-story independent living units, as well as a detached 3 ½ story independent living building. The facility also includes one-story townhomes with attached garages for independent living. Overall, the facility consists of 183 residential units to support seniors to age in place by transitioning from independent living to assisted living units within the same housing community. There are several outdoor amenities including courtyards, a pond, wheelchair-accessible swings, and a gazebo. The proposed development will be constructed in three (3) phases as detailed in Section 6 of this report.

Evergreen Living Innovations will be collaborating with Midland Care PACE, a medical office and clinic for the elderly that will be located two (2) lots over from Evergreen Senior Living in the Prairie Ridge Plaza development. Together, this collaboration will provide a full spectrum of services to older adults in Johnson County including meals, housing, activities, doctor visits, specialist visits, therapy, transportation, chapel services, hospice services, and more.

2. History

The subject property was rezoned from the C-O (Office) and C-2 (General Business) Districts to the BP District (RZ-32-96) on December 17, 1996 (Ord. 96-105) with an associated preliminary site development plan. In 2001, a zoning amendment with a revised preliminary site development plan was approved (RZ-10-01) through (Ord. 01-67) with a focus on multi-story office buildings expected to range from 2 to 4 stories in height for the Ridgeview Office Center. A preliminary plat (PP-04-05) showing six lots was approved in 2005, however, the office park was never developed.

3. Existing Conditions

The existing site is vacant and heavily treed within portions of the property with rolling topography sloping to the southwest. A tributary of Mill Creek runs through the site with areas of floodplain affecting the western and southern portions of the property, and this area will be left in a natural state to preserve the existing trees. Tree lines on the eastern and southern property lines will also be preserved as buffers to adjacent properties.



View of subject property looking southwest from W. 112th Street.



Aerial view of the subject property outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The existing BP (Business Park) District does not permit Continuing Care Retirement Facilities, therefore the applicant is requesting to rezone to the C-3 (Regional Center) District to allow for the proposed use. While the future land use map of the Comprehensive Plan (PlanOlathe) designates this area as an Employment Area, the C-3 District is less intense than the existing BP District and more compatible with the surrounding residential neighborhoods. Additionally, a large portion of land to the north of this project is still zoned BP District which allows for commercial and office space within this area. The C-3 District provides the opportunity for a variety of commercial and retail uses located in proximity to neighborhoods, while still providing employment opportunities in alignment with the Employment Area designation.

Uses allowed in the C-3 District include a variety of commercial uses that serve a more regional market. To ensure compatibility of land uses in the area, Staff is recommending that four (4) uses be restricted on the property in addition to the uses currently restricted within the North Ridgeview Road Overlay District. Staff collaborated with the applicant on this list, and the applicant is amenable to restricting the following uses on the subject property:

1. Uses identified as prohibited for commercial districts in UDO Section 18.20.260.B of the North Ridgeview Road Corridor Overlay District are prohibited in this C-3 District.
2. Convenience Store (includes fuel sales)
3. Gas Station
4. Recycling Centers
5. Parking Lots, Surface, as Principal Use

- b. **Building Height** – Building heights within the C-3 District are limited to 5 stories and 64 feet. The traditional pitched roofline blends with the style of the surrounding residential neighborhoods. The tallest proposed height is 46 feet tall on the independent living buildings located in the southern portions of the site. All other buildings are less than 30 feet in height, meeting UDO requirements. The buildings located closest to the single-family homes to the east are the one-story townhomes with a maximum height of 21 feet.
- c. **Setbacks** – Setbacks in the C-3 District include a 15-foot front yard setback and 7.5-foot side and rear setback. The proposed plan exceeds these setback requirements. Buildings are setback approximately 60 feet from the nearest residential property line to the east and 84 feet to the south.
- d. **Open Space** – The property is required to maintain 10% of the site as open space. The site provides 51% open space including active amenity space and natural vegetation, significantly exceeding UDO requirements.

5. North Ridgeview Road Overlay District

The property is located within the North Ridgeview Road Overlay District (Resolution No. 01-1181) which encourages high-quality design and building materials along Ridgeview Rd from K-10 to 119th Street. The overlay district serves as a land use and design guide for this highly visible gateway to the City of Olathe. These guidelines are to be used as a tool in conjunction with other City requirements and project review procedures in meeting the overall objectives of the City and the Ridgeview Corridor Study.

To meet these additional requirements, the applicant has provided additional plantings including signature driveway entrance landscaping with a fountain, and parking lot landscaping covering 14% of the area, exceeding the 6% requirement. Additionally, special architectural features including ornamental lighting and fencing, structurally integral canopies, and increased setback requirements are being met.

6. Development Standards

- a. **Access/Streets** – Access to the site will be provided from two private entrances connecting to the existing collector street, 112th Street/Ambassador Street. This collector connects to both College Boulevard and Ridgeview Road to provide access to the arterial roadways. Left and right turn lanes exist on these arterial roadways to accommodate traffic to and from the development.
- b. **Parking** – The minimum parking requirement for the assisted living facility is determined through a parking analysis. A total of 162 parking spaces are provided for the development including 5 detached garages for the independent living units and 12 attached garages for the townhomes. The applicant provided an estimate based on 1 space per independent living and townhome units, 0.5 spaces for each assisted living unit, and 1 space for 3 skilled nursing beds. Additional parking is provided for 12 employees during the maximum shift as well as visitor parking.

Staff is supportive of the proposed parking which remains below the 125% maximum parking stall requirement for the North Ridgeview Road Overlay District, which is 197 parking stalls. The C-3 District also limits parking pods to a maximum of 50 spaces which this development complies with by breaking up the parking lot into smaller sections. Based on this analysis, staff is supportive of the parking provided.

- c. **Landscaping/Screening** – Non-residential landscaping and buffering is provided along the west, and north edges of the property containing a mix of shrubs, deciduous, ornamental, and evergreen trees. Existing wooded area also surrounds the property on the east, south, and western portions of the site to screen adjacent residential and S. Ridgeview Road. Parking lot and building foundation landscaping will be provided in accordance with UDO requirements.
- d. **Tree Preservation** – An existing stream corridor runs diagonally through the southwestern portion of the property with existing trees covering 9.88 acres of the property. Approximately 47% (4.64 acres) of existing trees on site will remain, significantly exceeding UDO requirements for tree preservation. A 40-foot wide tree preservation easement is being established on the east property line and a 20-foot wide tree preservation easement is being established on the southeast corner of the property, in addition to trees preserved in conjunction with the stream corridor area.
- e. **Stormwater/Detention** – A public stormwater system is constructed along Ambassador Street that carries stormwater runoff from the site to an existing detention basin at the corner of Ridgeview Road and Ambassador Street. The existing detention basin was approved with the adjacent Canterbury School in 2005 and will be expanded to include a new detention basin to account for the new runoff. Private storm sewer will be constructed on site to discharge the site runoff into the detention basins and to the stream channel located at the southern end of the property.
- f. **Public Utilities** – The property is located within the City of Olathe water and Johnson County Wastewater (JCW) service areas. An existing public sanitary sewer main located on the west side of the project will serve this site, but additional extensions will be needed to serve all the buildings. An existing 8" public water line runs parallel to 112th St/Ambassador and connects to an 8" water main along College Boulevard and a 12" water main along Ridgeview Rd. A new water main will be provided on site for domestic water and fire protection services.
- g. **Phasing** – The site will be broken into three (3) phases beginning with the 115-unit (108,020 SF) skilled nursing wing, assisted living wing, and independent living wing. All the amenities and outdoor spaces will be constructed with this phase. Phase II includes the 56-unit (76,930 SF) detached independent living facility and Phase III will construct three (3) buildings consisting of 12 townhomes.

7. Site Design Standards

The site is designated as **Employment Area** on the PlanOlathe Future Land Use Map; however, with the proposed C-3 (Regional Center) zoning designation, the site is subject to Site Design Standard 4 (UDO 18.15.120). The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – Projects within this site design category must provide landscape buffer areas abutting residential zoning districts. This development provides a 40-foot-wide tree preservation easement with existing mature trees that exceeds this requirement.
- b. **Outdoor Amenity Space Options** – The property is required to provide active open space as it exceeds four (4) acres. The site includes all four (4) outdoor amenity options including courtyards, common areas, water features, and natural features to enhance

the quality of life and promote pedestrian activity for residents, exceeding UDO requirements.

- c. **Parking Pod Size** – The maximum parking pod size is 80 spaces. The parking lot is broken up into multiple pods with the largest pod containing 48 parking spaces, in compliance with UDO requirements.
- d. **Pedestrian Connectivity** – Developments must provide enhanced pedestrian connections to encourage pedestrian use. The site provides crosswalks within the development and connections to the sidewalk along W. 112th Street.
- e. **Driveway Connectivity** – Driveway connections to adjacent properties are not needed as the development is separated from adjacent properties by W. 112th Street to the north, S. Ridgeview Rd to the west, the daycare to the northeast, and established residential neighborhoods to the east.
- f. **Drainage Feature** – Open detention areas visible to the public must be designed as an amenity. The project provides a fountain at the entrance of the development to incorporate a focal point and welcoming feature. Landscaping around detention areas is also provided.

8. Building Design Standards

The proposed buildings are subject to Vertically and Horizontally Attached Residential design standards of UDO 18.15.020.

The following table lists the applicable design requirements and proposed design elements for Vertically Attached Residential for assisted living, skilled nursing, and independent living buildings:

Building Design Standard	Design Requirements Proposed Design
<i>Building Entryway</i>	All common building entries must be defined by being covered by a projection from the façade or by being recessed. The entrances for the assisted living, skilled nursing, and independent living buildings are defined by pitched overhead canopies.
<i>Garages and Overhead Doors</i>	Garages and overhead doors must not face a public street. Carport garages for the independent living building face internal to the site.
<i>Façade Articulation</i>	Horizontal articulation is required every 50 feet across the length of primary façades. Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades. Horizontal articulation is provided through façade offsets and projections across all primary and secondary facades. This

	<p>articulation breaks the façade into bays less than 50-feet in width, exceeding UDO requirements.</p> <p>Vertical articulation is provided through variation of roof form, with gable and shed roofs of varying height alternated throughout.</p>
<i>Façade Expression</i>	<p><i>The primary façades of all buildings two (2) or more stories in height must incorporate one (1) or more façade expression technique.</i></p> <p>Façade expression is provided through changes in materials between façade bays for the independent living buildings.</p>
<i>Glass</i>	<p><i>A minimum of 20% glass is required on primary facades, and a minimum of 10% glass is required on secondary facades.</i></p> <p>All buildings meet minimum glass requirements.</p>

The following table lists the applicable design requirements and proposed design elements for Horizontally Attached Residential for the townhomes.

Building Design Standard	Design Requirements Proposed Design
<i>Front Entryway</i>	<p><i>Each unit must have a front porch or recessed entryway on 1 primary façade that is at least 4 feet deep and 6 feet wide.</i></p> <p>Each unit includes a recessed entryway at the main pedestrian entrance meeting this requirement.</p>
<i>Garages</i>	<p><i>All street-facing garages must be recessed a minimum of 2 feet from the front line of the building's primary façade.</i></p> <p>All garages are recessed at least 2 feet from the front line of the building's primary façade.</p>
<i>Windows</i>	<p><i>Each unit must provide at least 2 separate windows that are no less than 6 square feet in size along each primary façade.</i></p> <p>Each unit provides at least 2 separate windows that are no less than 6 square feet in size along each primary façade, exceeding this requirement.</p>
<i>Facade Articulation</i>	<p><i>A horizontal articulation tool must be used to differentiate each individual dwelling unit on primary facades.</i></p> <p>Each dwelling unit utilizes a combination of wall notches, offsets, and projections to differentiate between units along all primary façades.</p>

	<p><i>A vertical articulation tool must be used to differentiate each individual dwelling unit on primary facades.</i></p> <p>Each dwelling unit provides a variation in roof form to differentiate between units along all primary façades.</p>
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Building Materials

Buildings will be primarily finished with Class 1 stone, stucco, and glass with Class 4 LP SmartSiding with smart trim. A small amount of Class 3 cement fiber siding is also provided on all facades. The colors of the buildings will be a mixture of gray, beige, white, charcoal blue, and dark green.

Vertically and Horizontally Attached residential structures require a minimum of 70% Class 1 and Class 2 materials on primary facades, and a minimum of 50% Class 1 and Class 2 materials on secondary facades. No more than 5% of Class 4 building materials is permitted on primary and secondary facades. The proposed buildings do not meet UDO requirements for Class 1 Building materials on five (5) primary facades and nine (9) secondary facades, primarily on the townhomes. Additionally, the development does not meet UDO requirements for the maximum allowable percentage of Class 4 materials which cannot exceed 5% on both primary and secondary facades. The applicant is providing a range of 20% to 48% Class 4 building materials on all facades.

The applicant is requesting two (2) waivers from UDO requirements for building materials as detailed in Section 9 below. The request to increase the allowable Class 4 building materials significantly exceeds UDO requirements to permit Class 4 materials in very limited quantities as trim material. Staff collaborated with the applicant to seek alternative architectural designs and building materials; however, the applicant has chosen to seek approval of these waivers.

9. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for two (2) waiver requests for building materials identified below. This justification statement is included within this packet.

1. A waiver is requested from UDO 18.15.020.G.5 allowing a decrease of Class 1 and Class 2 materials on primary (70% requirement) and secondary (50% requirement) façades. This request impacts 14 facades in the development, where a range of 34%-64% Class 1 and Class 2 materials are provided.

The applicant's justification statement provides that additional architectural features were added including multiple siding patterns, wood accents, shutters, and a clerestory at the village entrance. Additionally, extensive setbacks and tree preservation exist for natural buffering to the east and south property lines. The applicant also provided that a lower percentage of Class 1 and Class 2 materials will not impact the public.

Staff is supportive of the first waiver request as the applicant has worked with staff to provide additional residential amenities, architectural decorative features and landscaping to meet the increased requirements of the North Ridgeview Road Overlay District. Additionally, significant setbacks and existing vegetation are

provided on the east and west buffers adjoining residential properties, as well as over half the site retaining natural vegetation.

2. A waiver is requested from UDO 18.15.020.G.5 allowing primary and secondary façade building materials to exceed the maximum 5% of Class 4 materials. The applicant proposes a range of 20% to 48% Class 4 building materials on all facades.

The applicant's justification statement provides that multiple siding materials are used with Class 4 materials and several architectural features have been added to enhance the design of the project. Additionally, the applicant provides a statement about the durability of the material and the affordability of the LP SmartSide material.

Staff is not supportive of the second waiver to increase the maximum allowable Class 4 building material requirements on all facades within the development. The applicant has requested to allow for the use of composite wood, LP SmartSide, for as much as 48% of the facades. Composite wood is constructed of wood fibers blended with plastic materials and wax. LP SmartSide is listed as a Class 4 building material per Section 18.15.020.F, along with other synthetic wood-type sidings due to it being thinner, having a reduced fire rating, less resistant to pests, and propensity to warp, as compared to fiber cement products (i.e. Hardie Siding) which are reinforced with cellulose fibers.

Staff does not find that the proposed Class 4 materials as presented achieve the high-quality design required within the City of Olathe and specifically the North Ridgeview Road Overlay. As provided in UDO 18.15.020.F, "Class 4 materials are considered 'limited use' materials for minor trim elements". This waiver significantly exceeds those typically sought for building materials for developments within Olathe. Staff therefore recommends denial of the second waiver and recommends that the LP SmartSide be replaced with a Class 3 Hardie Siding or comparable cement fiber material.

10. Public Notification and Neighborhood Meeting

The applicant mailed the required certified public notification letters to surrounding properties within 200 feet and posted public notice signs on the property per UDO requirements.

A Neighborhood Meeting was also held in accordance with the UDO held on January 25, 2024 with 13 residents in attendance. Questions posed by the residents include but are not limited to, lighting, traffic signals, grading and building heights, staffing, emergency services, blasting, and construction. The applicant's responses to these questions are included in the meeting packet. Neither staff nor the applicant has received additional correspondence regarding the project.

11. Communities for All Ages

As part of the City's Communities for All Ages (CFAA) program, senior living facilities are evaluated for their promotion of healthy, safe, and accessible environments for older adults. The applicant provided a summary of amenities and programs that align with several goals of the CFAA program including a courtyard with outdoor activities, outdoor dining seating, social activity spaces, groupings of units that can be quarantined independently from each other during an infectious outbreak, The facility will also be located near the Midland PACE facility providing additional medical services within walking distance.

12. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Employment Area, which supports office parks, light industrial and complementary retail uses. While the proposed C-3 District does not directly align with the future land use map, staff is supportive of the requested change in zoning, with the recommended use restrictions, which creates a less intense district adjacent to residential uses and allows for a greater number of commercial and retail uses than the existing BP District which directly support neighborhoods.

The proposed zoning request meets the following policy elements of the Comprehensive Plan:

LUCC-1.3: Integration with Adopted Community Plans. A variety of community plans exist to guide decision making. The City is committed to achieving a high level of coordination and integration in development and implementation of PlanOlathe, area plans, corridor plans, neighborhood plans and functional master plans.

LUCC-7.1: High Quality Design. Encourage economically reasonable efforts toward high quality architecture, urban design and site design. Use design guidelines as a tool for new development and redevelopment. Consider the desired context and character of existing neighborhoods and commercial centers.

HN-2.1: Full Range of Housing Choices. Encourage residential development that supports the full range of housing needs in the community by ensuring that a variety of housing types, prices and styles are created and maintained in the community.

HN-2.5: Senior Housing. Address the housing needs of an aging population. Provide neighborhoods with a variety of housing styles and prices that meet the particular needs of seniors and enable residents to “age in place.”

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The development meets several policies of PlanOlathe including Land Use and Housing goals of providing a range of housing opportunities and meeting the needs of aging populations. The site is also located within the North Ridgeview Road Overlay District which has guidelines ensuring quality development, outdoor amenities, and pedestrian linkages and connections, which this proposal aligns with.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area includes a mixture of single-family homes, duplexes, apartments, a daycare, and future medical services. The area to the north is undeveloped but anticipated to be a business park/employment area with offices and multifamily. The architectural style of residential uses is traditional siding with a mix of stone and stucco.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

Properties to the east and south are zoned to the R-1 District and R-2 District as well as the R-3 District west of Ridgeview Road. BP and R-4 District zoning is directly north. The proposed use is compatible with the existing zoning districts as a natural buffer is provided from single-family to the east and south through wooded areas. The proposal lowers the intensity and density of the existing BP District which allows for more density and taller buildings. Additionally, the requested C-3 District preserves the opportunity to create a commercial node at the intersection of College and Ridgeview.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The existing site is zoned to the BP District which does not permit senior housing. The proposed rezoning permits uses such as assisted living facilities, retail, and other commercial activity. Staff is recommending use restrictions to ensure compatibility with adjacent uses.

E. The length of time the property has remained vacant as zoned.

The property was zoned to the BP District in 1996 and has remained vacant since preliminary plans were approved in 2005. Additionally, there continue to be impacts to the office market because of the pandemic, therefore, rezoning to the C-3 District allows for a greater variety of uses.

F. The extent to which approval of the application would detrimentally affect nearby properties.

Staff has not received information indicating the proposed project will detrimentally affect nearby properties. The senior living development provides services and living options for the aging population and surrounding neighborhoods.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The development as proposed is not anticipated to have any detrimental impact on the value of surrounding properties. The proposal reduces the intensity of potential uses and height of buildings in the existing zoning district.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

This proposed use will not cause any adverse effect on traffic and safety of the road network. The property is adjacent to a four-lane divided roadway and an improved intersection at S. Ridgeview Rd. and College Blvd. Additionally, the intersection of College Blvd. and Ambassador St. will be upgraded to a traffic signal when the development to the north of College Blvd. is completed.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. The applicant is maintaining over half of the existing open space and wooded area along the stream corridor.

J. The economic impact of the proposed use on the community.

The senior living facility will increase the property taxes generated on the property in addition to providing employment opportunities.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. If the application were denied, the property would allow office and other uses in the BP District.

13. Staff Recommendation

- A. Staff recommends approval of RZ24-0002, Evergreen Senior Living, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the C-3 District with the following stipulations:
 - 1. The following uses are prohibited:
 - a. Uses identified as prohibited for commercial districts in UDO Section 18.20.260.B of the North Ridgeview Road Corridor Overlay District are prohibited in this C-3 District.
 - b. Convenience Store (includes fuel sales)
 - c. Gas Station
 - d. Recycling Centers
 - e. Parking Lots, Surface, as Principal Use
 - 2. The building height for the attached independent living wing is limited to 3 stories and 50 feet and the building height for the detached independent living building is limited to 4 stories and 50 feet.

- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
1. A waiver is granted from UDO 18.15.020.G.5 allowing primary and secondary façade building materials to decrease the minimum Class 1 and Class 2 materials, as shown on the Building Elevations dated February 16, 2024.
 2. Prior to the submittal of final site development plans, building elevations must be revised to meet UDO requirements for Class 4 materials. This request impacts all facades in the development.
 3. Exterior ground-mounted or building-mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.
 4. All new on-site wiring and cables must be placed underground.