

ENVISION

DEVELOPMENT PLAN & PRELIMINARY PLAT

PLATTE COUNTY

KANSAS CITY, MISSOURI

SEC. 24-52-34

PROJECT CONTACT LIST

| |
|---|
| PROPERTY OWNER: WB TEN, LLC 9601 N. PLATTE PURCHASE DRIVE KANSAS CITY, MO 64155 (816) 223-0408 WILLIAM T. MANN billmann@mancokc.com |
| SURVEYOR: R.L. BUFORD & ASSOCIATES, LLC P.O. BOX 14069 PARKVILLE, MO 64152 (816) 741-6152 ROBERT YOUNG rob@rbuford.com |
| ENGINEER: R.L. BUFORD & ASSOCIATES ENGINEERING, LLC P.O. BOX 14069 PARKVILLE, MO 64152 (816) 741-6152 LINDSAY VOGT lindsay@rbuford.com |

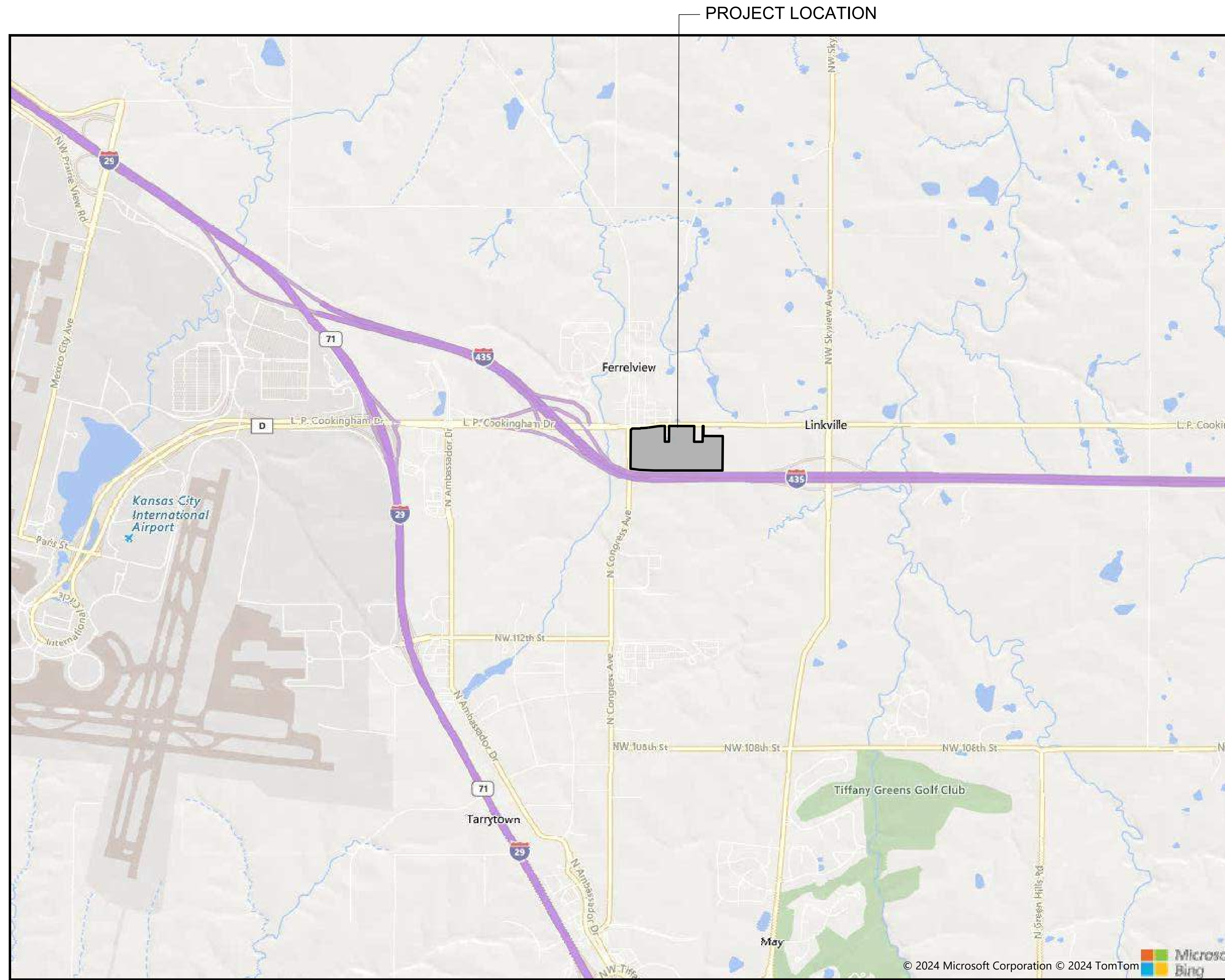
INDEX OF SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|------------------------------------|
| DP1 | TITLE SHEET |
| DP2 | EXISTING CONDITIONS |
| DP3 | OVERALL SITE PLAN |
| DP4 | INTERNAL BICYCLE & PEDESTRIAN PLAN |
| DP5 | GRADING & UTILITY PLAN |
| DP6 | PRELIMINARY PLAT - (1 OF 2) |
| DP7 | PRELIMINARY PLAT - (2 OF 2) |

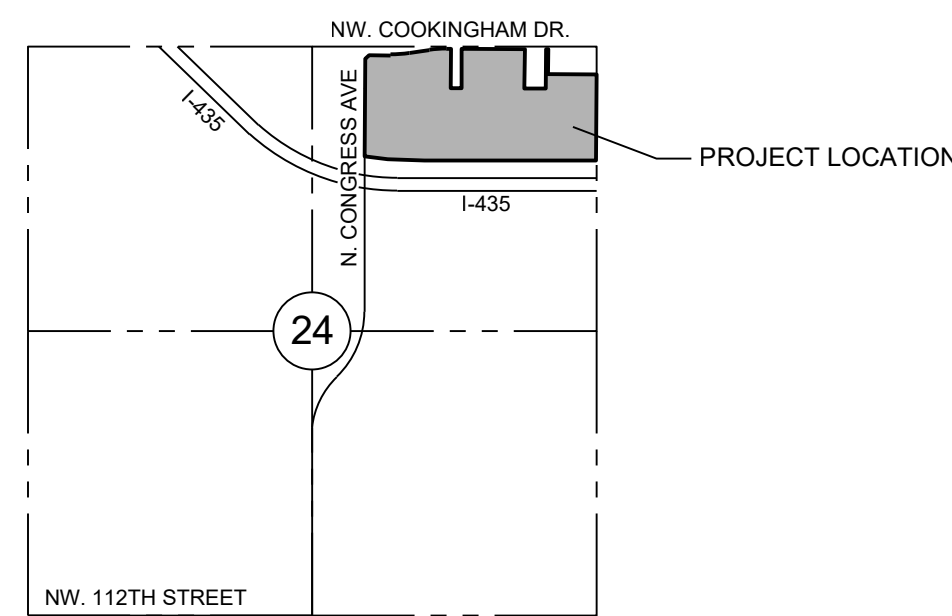
DEVELOPER:
 WB TEN, LLC
 9601 N. PLATTE PURCHASE DRIVE
 KANSAS CITY, MO 64155
 (816) 223-0408
 WILLIAM T. MANN

| NO. | DATE | REVISIONS | DESCRIPTION | CHECKED BY |
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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
TITLE SHEET



VICINITY MAP
 NE. 1/4, SECTION 24-52-34,
 KANSAS CITY, PLATTE COUNTY, MISSOURI



PROJECT NOTES

- THIS PLAN SHALL SERVE AS A DEVELOPMENT PLAN AND PRELIMINARY PLAT.
- EXISTING ZONING: AG-R; PROPOSED ZONING: B3, M2
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: MIXED USE COMMERCIAL - INDUSTRIAL
- LEGAL DESCRIPTION IS DESCRIBED IN PLAN SET.
- EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
- GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
- LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
- ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
- STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
- LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 16, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT (SHEETS DP6 & DP7).



R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
 REG. P-23329
 PLAN DATE: 24-52-34
 CHECKED BY: LY
 SEPTEMBER 2024
 DRAWN BY: JAR

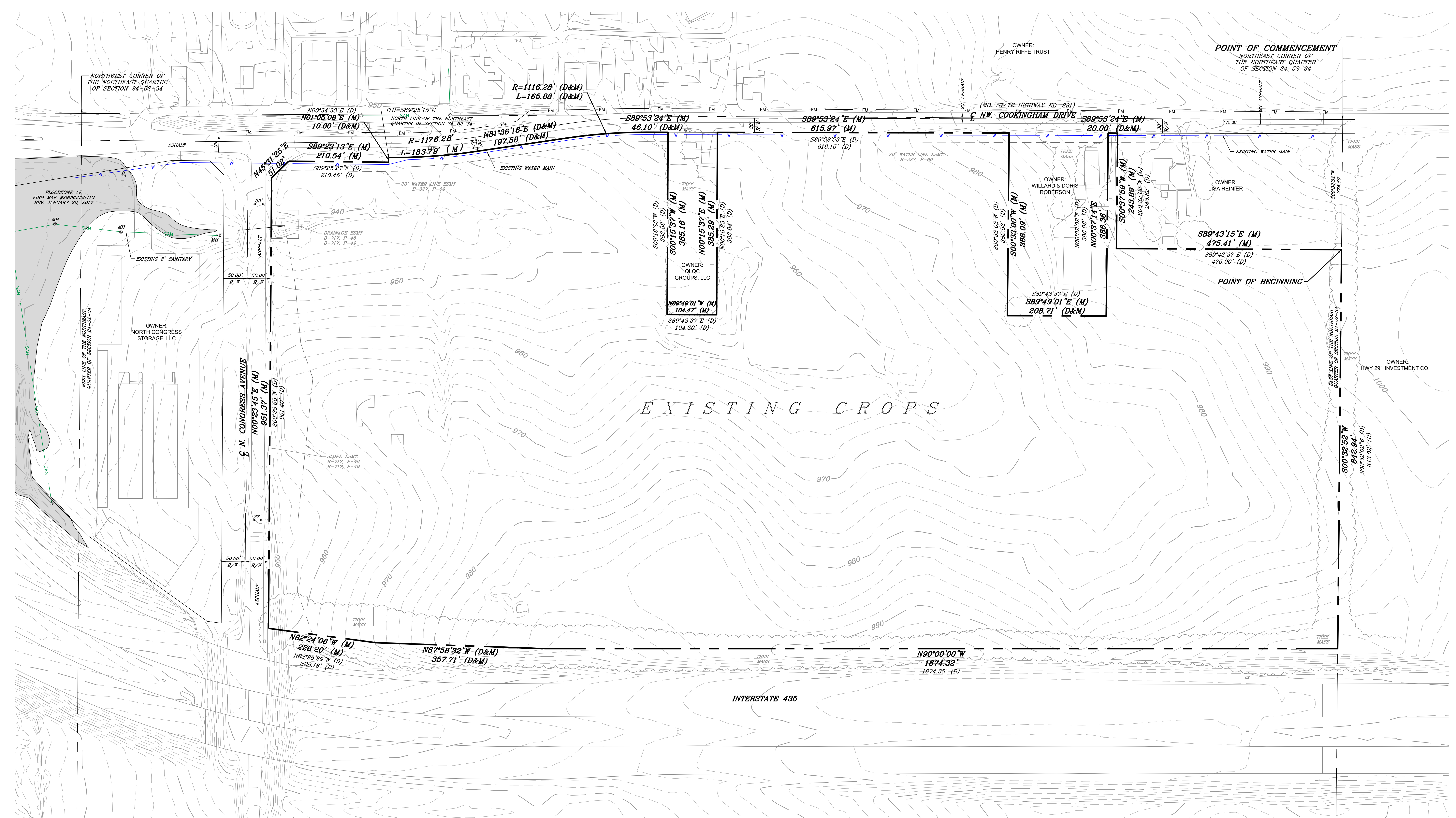
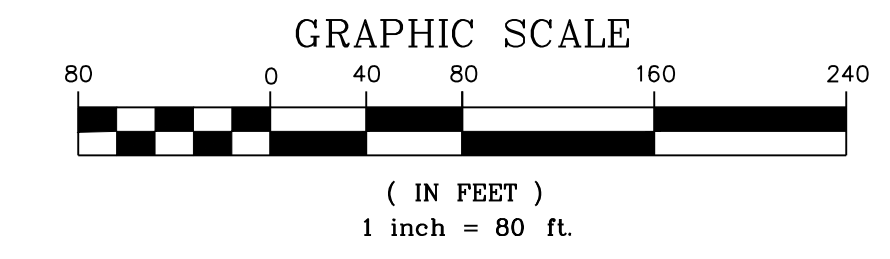
FOR
 WB TEN, LLC

SHEET NO.
 DP1

PROPERTY DESCRIPTION
 CONTAINING 2,186,779 SQUARE FEET OR 50.20 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°32'52"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 274.89 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING S00°32'52"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435; THENCE N90°00'00"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1674.32 FEET; THENCE N87°58'32"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 357.71 FEET; THENCE S82°24'08"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.20 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N. CONGRESS AVENUE; THENCE N00°23'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 951.37 FEET; THENCE N45°31'25"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°23'13"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 210.54 FEET; THENCE N01°05'08"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S89°26'35"E, A RADIUS OF 1176.28 FEET, AN ARC DISTANCE OF 183.79 FEET; THENCE N81°36'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 197.58 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1116.28 FEET, AN ARC DISTANCE OF 165.88 FEET; THENCE S89°53'24"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 46.10 FEET; THENCE S00°15'37"W, A DISTANCE OF 385.16 FEET; THENCE S89°49'01"E, A DISTANCE OF 104.47 FEET; THENCE N00°15'37"E, A DISTANCE OF 386.09 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 615.97 FEET; THENCE S00°33'00"W, A DISTANCE OF 386.09 FEET; THENCE S89°49'01"E, A DISTANCE OF 208.71 FEET; THENCE N00°37'14"E, A DISTANCE OF 386.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE S00°37'59"W, A DISTANCE OF 243.89 FEET; THENCE S89°43'15"E, A DISTANCE OF 475.41 FEET TO THE POINT OF BEGINNING.

NOTE:
 ALL TREE CANOPY ONSITE WAS REMOVED PER 88-424-03-1 - PROPERTIES WITH EXISTING AGRICULTURAL USES FOR AT LEAST ONE PLANTING SEASON.

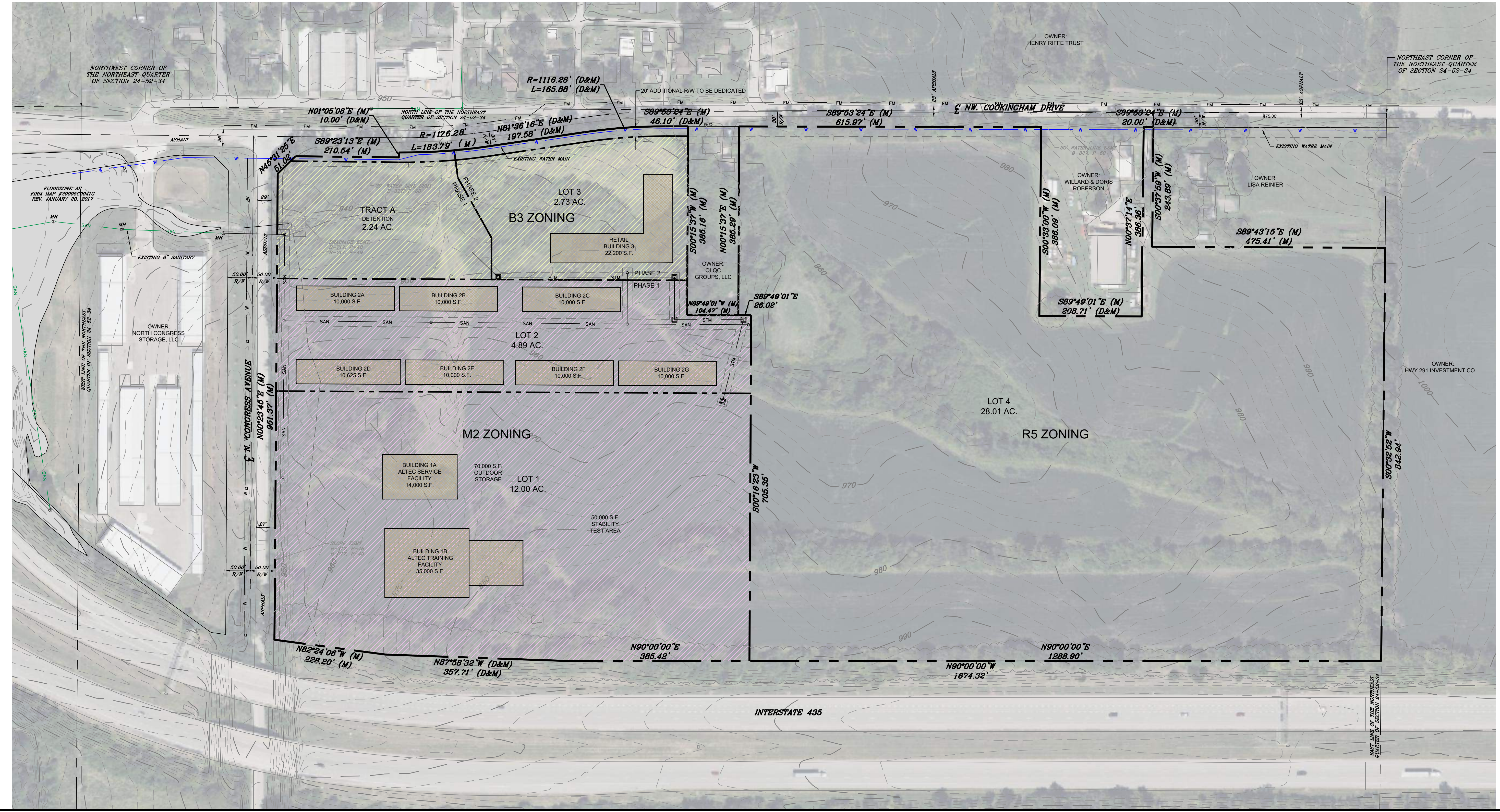
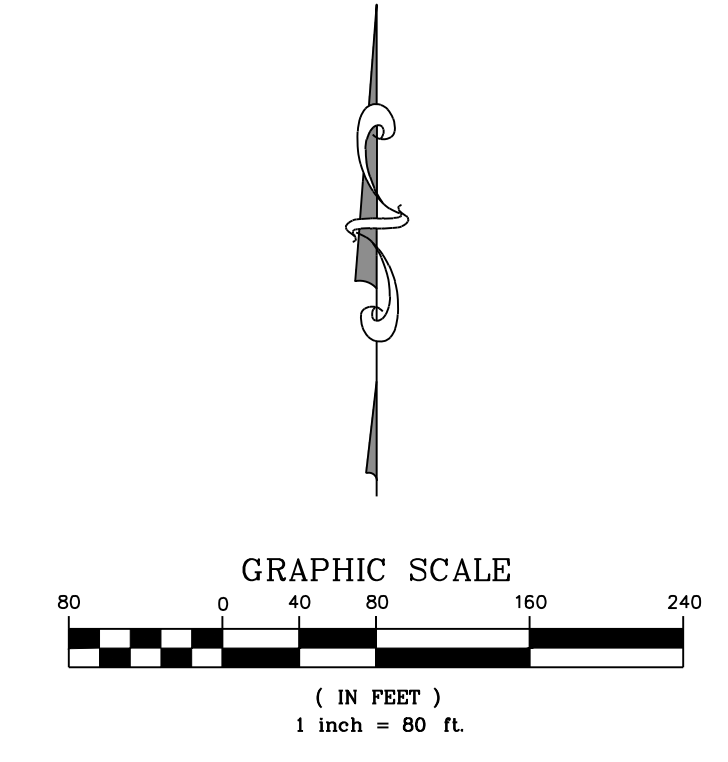


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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
 EXISTING CONDITIONS

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 14085, PARKVILLE, MO. 64132 (816) 741-6152
 FOR: **WB TEN, LLC**
 SHEET NO. **DP2**
 PLAN DATE: 9/17/2024
 CHECKED BY: LY
 DRAWN BY: BR

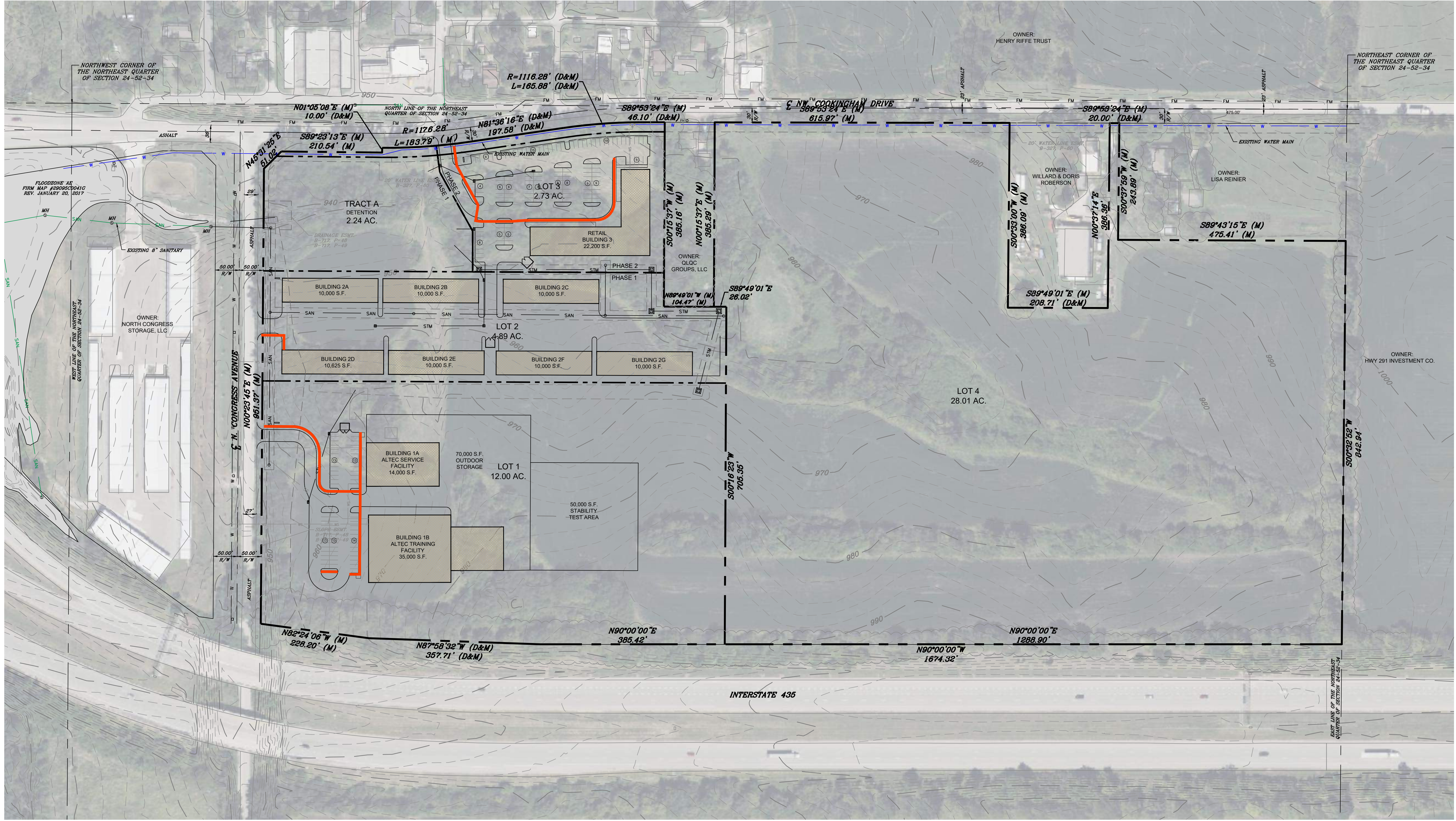
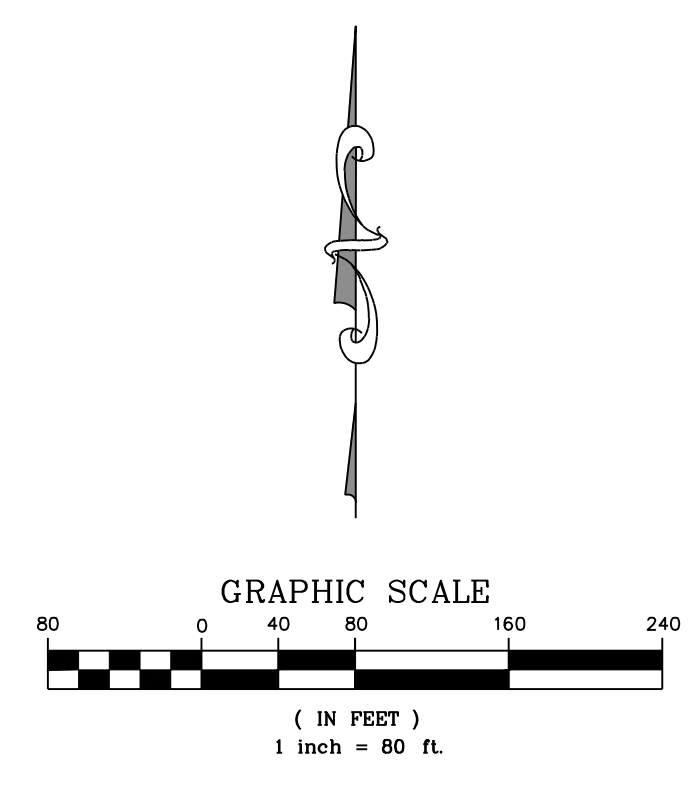
| ENVISION DEVELOPMENT DATA | | | | | | | | | | | | |
|---------------------------|-------|-----------------|-----------------|--------------------------|--------------|--------------|-------------|--------------|------------------|-------------------------------------|-----------------------------|-------------|
| LOT | PHASE | EXISTING ZONING | PROPOSED ZONING | LAND USE | GROSS ACRES | PROPOSED R/W | DETENTION | NET AREA | NUMBER OF FLOORS | GROSS BUILDING FLOOR AREA (SQ. FT.) | BUILDING COVERAGE (SQ. FT.) | FAR |
| 1 | 1 | AG | M2 | ALL USES PERMITTED IN M2 | 12.00 | N/A | NA | 12.00 | 1 | 49,000 | 49,000 | 0.09 |
| 2 | 1 | AG | M2 | ALL USES PERMITTED IN M2 | 4.89 | N/A | NA | 4.89 | 1 | 70,625 | 70,625 | 0.33 |
| 3 | 2 | AG | B3 | ALL USES PERMITTED IN B3 | 2.95 | 0.22 | NA | 2.95 | 2 | 22,200 | 22,220 | 0.17 |
| DETENTION | 1 | AG | B3 | | 2.35 | 0.11 | 2.24 | | | | | |
| 4 | | AG | R5 | ALL USES PERMITTED IN R5 | 28.01 | N/A | NA | 28.01 | | | | |
| TOTALS | | | | | 50.20 | 0.33 | 2.24 | 47.63 | | 164,025 | 141,845 | 0.16 |



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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAN
OVERALL SITE PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYORS - CIVIL ENGINEERS - REGULATORY CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 1000 W. 12TH ST., SUITE 200, KANSAS CITY, MO 64105
 P.O. BOX 14069, PARKVILLE, MO 64152 (616) 741-6152
 FOR **WB TEN, LLC**
 SHEET NO. **DP3**
 JOB NO. **P-23329**
 COUNTY **PLATTE**
 SEC.-TWP.-RGE. **24-52-34**
 CHECKED BY **RLB**
 DATE **9/17/2024**



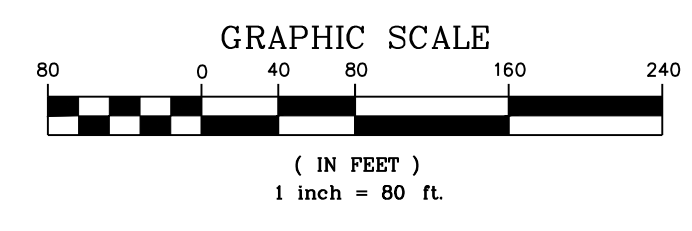
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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
INTERNAL BICYCLE & PEDESTRIAN PLAN

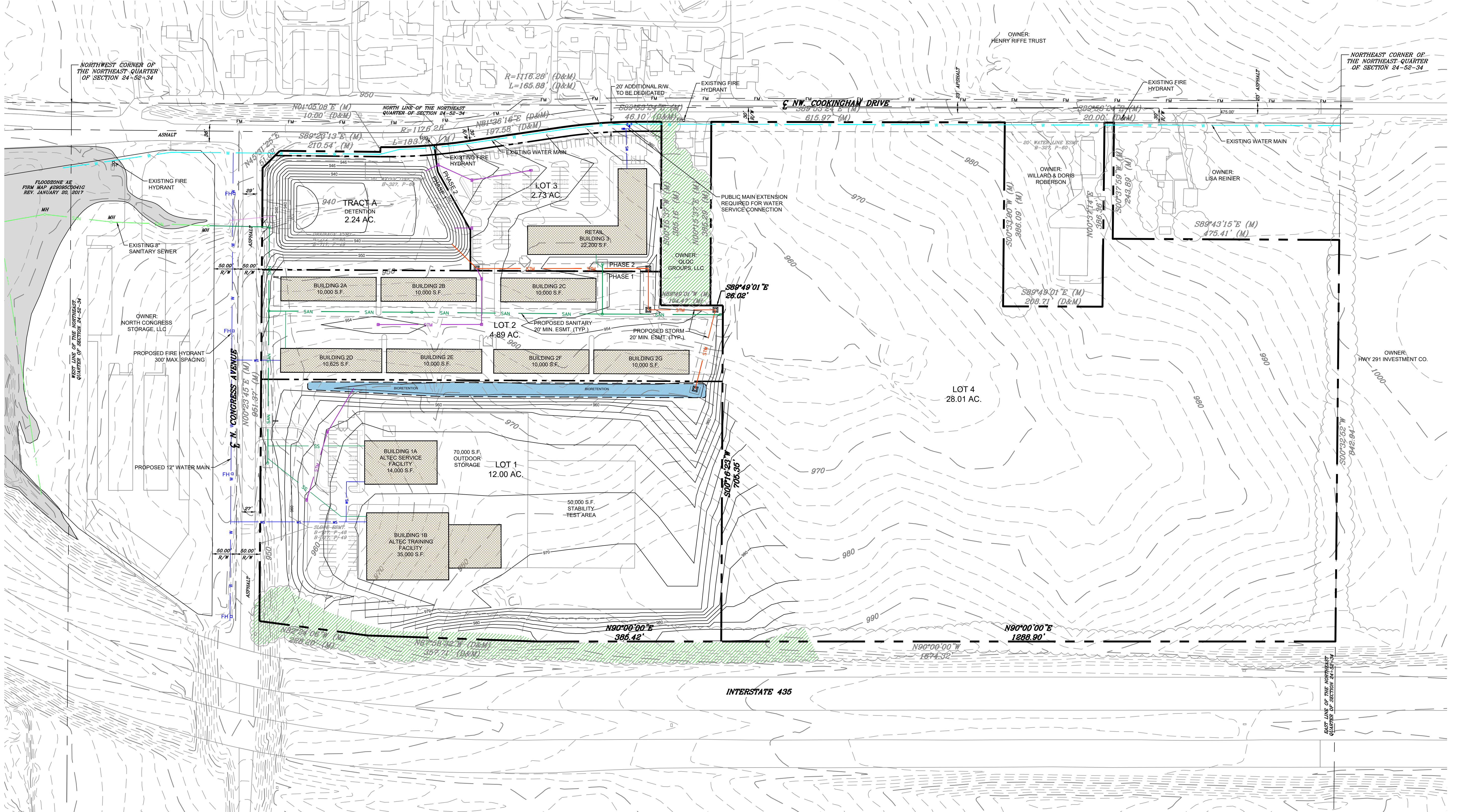
R.L. Buford & Associates Engineering, LLC
 LAND SURVEYORS - CIVIL ENGINEERS - REGULATORY CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14069, PARKVILLE, MO. 64152 (616) 741-6152
 FOR **WB TEN, LLC**
 SHEET NO. **DP4**
 JOB NO. P-23259
 COUNTY PLATTE
 SEC.-TWP.-RGE. 24-52-34
 CHECKED BY 9/17/2024

- UTILITIES LEGEND**
- SAN — EXISTING SANITARY SEWER
 - W — EXISTING WATER LINE
 - STM — EXISTING STORM SEWER
 - SAN — PROPOSED SANITARY SEWER
 - SS — PROPOSED SANITARY SERVICE LINE
 - W — PROPOSED WATER LINE
 - WS — PROPOSED WATER SERVICE LINE
 - STM — PROPOSED STORM SEWER (PUBLIC)
 - STM — PROPOSED STORM SEWER (PRIVATE)

- TOPOGRAPHY LEGEND**
- EXISTING 10 FT CONTOUR
 - EXISTING 2 FT CONTOUR
 - PROPOSED 10 FT CONTOUR
 - PROPOSED 2 FT CONTOUR
 - ▨ EXISTING VEGETATION TO REMAIN
 - ▨ BMP AREA (BIORETENTION)



NOTE:
 ALL EXISTING TREES HAVE BEEN REMOVED
 FOR AGRICULTURAL PURPOSES.



REVISIONS

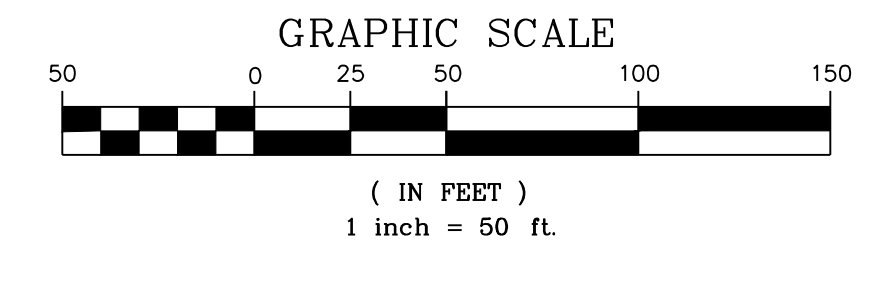
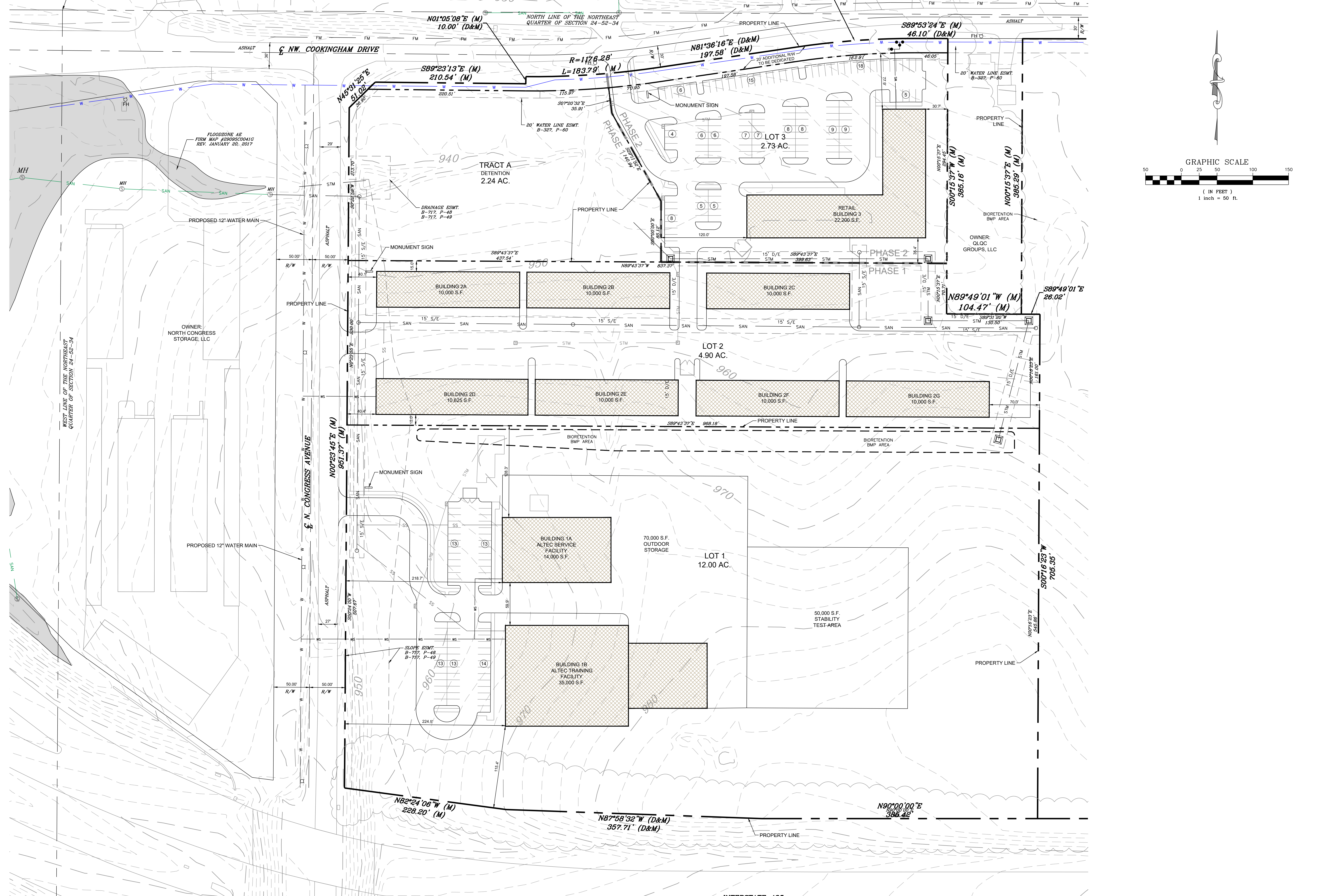
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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
GRADING & UTILITY PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYORS - CIVIL ENGINEERS - REGULATORY CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14869, PARKVILLE, MO. 64152 (616) 741-6152
 FOR **WB TEN, LLC**

JOB NO. P-23329
 COUNTY PLATTE
 SEC.-TWP.-RGE 24-52-34
 DATE 9/17/2024
 CHECKED BY BMR/BK

SHEET NO. DP5



| REVISIONS | |
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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - (1 OF 2)

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ASSOCIATES, LLC
 P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-6152
 REG. PROFESSIONAL ENGINEER CONSULTANTS
 STATE OF MISSOURI
 REG. NO. P-23329
 R.L. BUFORD & ASSOCIATES, LLC
 9/17/2024

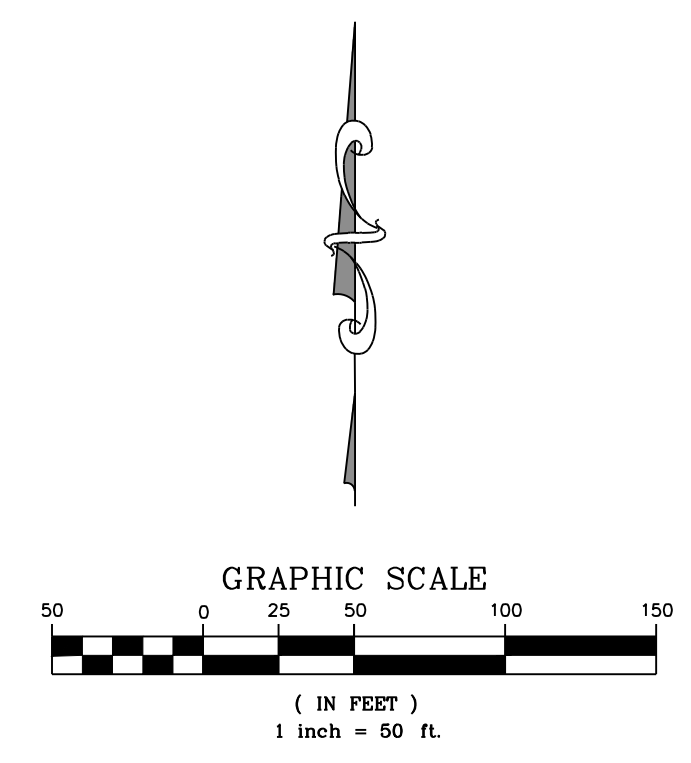
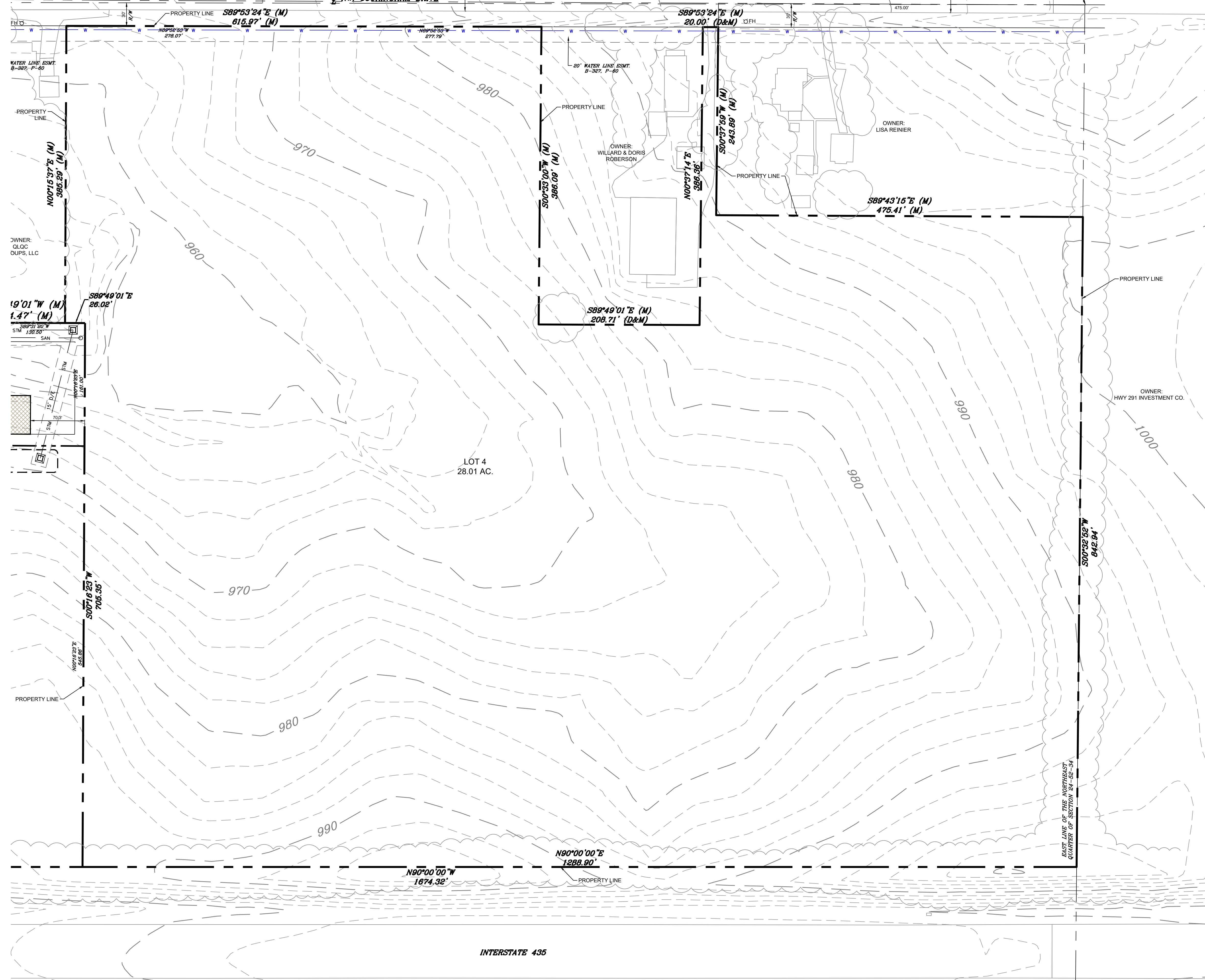
FOR **WB TEN, LLC**

SHEET NO. DP6



City Plan Commission
Recommends Denial
 of Case No. **CD-CPC-2024-00145** on **1/15/2025**

Sara Gabriel
 Secretary of the City Plan Commission



| NO. | DATE | DESCRIPTION | REVIEW COMMENTS | REVIEW BY | CHECKED BY |
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| 1 | 12/20/24 | | | MARK | LV |
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ENVISION
 KANSAS CITY, PLATTE COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - (2 OF 2)

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 14686, PARKVILLE, MO. 64112 (816) 741-4132
 SEC - TWP - RGE. COUNTY JOB NO.
 24-52-34 PLATTE P-23329
 FOR SHEET NO. DP7
 CHECKED BY: DATE: 9/17/2024
 DRAWN BY: DATE:

FOR **WB TEN, LLC**

SHEET NO. DP7

DEVELOPMENT GUIDELINES

Envision may be developed in stages as potential buyers come forward. Lot 1 will be developed and built first as a proposed truck service and training center. Lot 2 could be developed next as a self-storage complex. All other lots will be developed as the market demands. All the lots will follow these guidelines in addition to any further recommendations by the City of Kansas City.

1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a cohesive development with safe pedestrian and vehicle access.
- Ensure long-lasting quality.

2. DESIGN INTENT

The overall design theme for this development is to prioritize pedestrians with safe access to facilitate vehicular traffic. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

a. GENERAL GUIDELINES

Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the development area, guidelines and plans as submitted. All plans are subject to final review and approval by the Developer and the city of Kansas City.

b. M-2 ZONING GUIDELINES

General

- Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes. These guidelines are meant to achieve a cohesive look for the development of the eight industrially oriented lots.
- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 35 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels. Metal buildings are not desirable but will be allowed.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette or neutral greys are encouraged. Trim is encouraged to be of a contrasting color.

Façade

- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.

Glass/Window

- Glass shall be clear or lightly tinted only. Sliding doors and sliding windows and overhead doors are permitted.

Roofs

- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- Parapets may be appropriate pending design review.

Site Design

- The site shall provide a pedestrian friendly environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern paving and landscaping. Internal circulation should prevent as many vehicle and pedestrian conflicts as possible.
- Buildings should generally face the street and have no more than 2 rows of parking between the building and the public or private drive.
- The grounds around the building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas in accordance with 88-425

- Design new development to relate with adjoining properties to minimize incompatible conditions, to maximize useful interconnections, and to enhance the appearance of the properties from the street.
- In commercial (general office and retail) areas, limit the amount of parking and vehicular circulation located between the building and the street.

Example Building:



c. B3 ZONING GUIDELINES

General

- Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes.

- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 25 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color.

Façade

- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.

Glass/Window

- Glass shall be clear or lightly tinted only. Sliding doors and sliding windows and overhead doors are permitted.

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- Parapets may be appropriate pending design review.

Site Design

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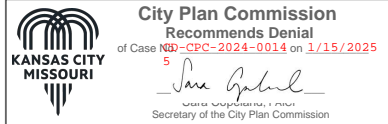
- Buildings should generally face the street and have no more than 2 rows of parking between the building and the public or private drive.
- The grounds around the building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas in accordance with 88-425
- Design new development to relate with adjoining properties to minimize incompatible conditions, to maximize useful interconnections, and to enhance the appearance of the properties from the street.
- In commercial (general office and retail) areas, limit the amount of parking and vehicular circulation located between the building and the street.

Building Example:



D. COMMUNITY GUIDELINES

- Building and parking lot design shall comply with applicable ADA accessibility requirements.
- Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings, and canopies.
- Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to



accommodate adequate room for vehicle bumper overhang over the curb. Parking areas should be designed to focus on safe and efficient pedestrian circulation.

- Street crossing distances should be minimized by including refuge medians
- Pedestrian crossings should be marked with colored pavement or paves to create a mixture of pattern and texture
- Streetlights shall be designed to complement the character of the community and conform to all applicable standards.
- Streets and sites shall be provided with adequate lighting.