

# DESIGN COMMITTEE MEETING JANUARY 16, 2014 MINUTES

Committee Members Present: David Larson, Daniel Wesp

Committee Members Absent: Mike Motroni (excused)

Staff Present: Chris Burrows, Planning Manager

Wayne Wiley, Associate Planner

Michelle Sheidenberger, Senior Deputy City Attorney

Marc Stout, City Engineer

Brandy LeBeau, Recording Secretary

## **WELCOME**

ROLL CALL (Silent)

## **CONSENT CALENDAR**

Chair Larson asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Larson asked for a motion to approve the Consent Calendar as listed below:

# **II-A. MINUTES OF SEPTEMBER 19, 2013**

## **MOTION**

Daniel Wesp made the motion, which was seconded by Chair David Larson, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

### **NEW BUSINESS**

<u>III-A. DESIGN REVIEW PERMIT – 1492 BLUE OAKS BOULEVARD – WALGREENS RETAIL BUILDING – FILE # PL13-0240.</u> The applicant requests approval of a Design Review Permit to construct a 14,490 square foot retail store with a drive thru and associated site improvements including parking, lighting and landscaping. Applicant: Brandon Whallon, Hawkins Companies. Owner: Curt Burwell, Roseville Blue Oaks Property, LLC. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Larson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Brandon Whallon, Hawkins Companies, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

• Design elements are unique to every store, to fit within standards and community. The color palette and detail is coordinated and uniform within the Blue Oaks retail center.

- Stacking of drive isle for prescription drive-thru is 100 feet (6 cars). 1/3 of prescriptions go through drive-thru and occur throughout the day, capacity is never exceeded.
- Audibility of drive thru quiet system so Walgreen's customer's confidentiality is protected.
- Store operations 8 a.m. 10 p.m.
- All three vehicle access points into complex are important for Walgreen's and future complex, more
  opportunities to get on/off the property.

#### Public Comment:

None

#### Committee Discussion:

- Building and plaza design elements
- Traffic flow on Blue Oaks Bl.
- Right turn lanes into Blue Oaks retail center
- Widening of Blue Oaks Bl. to 3 lanes each direction in Spring 2014
- New signal installation between New Meadow & Woodcreek Oaks Bl.
- Exiting plan from the Blue Oaks retail center
- Signal phasing maximize mobility through phasing of these signals based on traffic flows in morning and evening traffic.

Chair Larson closed the public hearing and asked for a motion.

#### MOTION

Daniel Wesp made the motion, which was seconded by Chair David Larson, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with eighty-nine (89) conditions of approval; along with the following revisions on conditions 2a and 55.

- 2a The applicant shall work with staff to develop a mutually agreeable design for the corner plaza feature (planning).
- 55 The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions: a. a 12.5 foot public utilities easement along all rod frontages (Electric).

The motion passed unanimously.

## REPORTS/COMMENTS/COMMISSION/STAFF

None

#### **ORAL COMMUNICATIONS**

Katie, student from local high school addressed the Committee, Staff and Applicant on the following items:

- How the concept of building a Walgreens on a specific parcel is determined
- Adding additional lane concerns of traffic flow with road work
- Building construction slated dates and road construction slated time frame
- How are the tenants determined within a specific parcel/building
- Walgreens making every store unique to the community
- Delivery truck accessibility

## **ADJOURNMENT**

Chair Larson asked for a motion to adjourn the meeting.

### **MOTION**

Daniel Wesp made the motion, which was seconded by Chair David Larson, to adjourn to the meeting of February 20, 2014. The motion passed unanimously at 5:29 P.M.