

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Each buildings are multi-tenant w/ tier 2 drive-throughs	-
Existing Zoning	C-G (General Retail and Service Commercial District)	VII.A.2
Proposed Zoning	C-G (General Retail and Service Commercial District)	
Adopted FLUM Designation	Commercial	VII.A.3

Table 2: Project Overview

Description	Details
History	H-2023-0071, DA - Instrument #2025-022884, FP-2025-0009, A-2026-0045, & A-2026-0046
Acreage	1.11 and 1.22 acres

Table 3: Process Facts

Description	Details
Preapplication Meeting date	5/19/2026
Neighborhood Meeting	6/2/2026
Site posting date	7/6/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.K
• Comments Received	Yes; Staff Report	-
• Commission Action Required	No	-
• Access	W. Grand Mogul Dr. and W. Cobalt Dr via a commercial drive aisle	-
ITD Comments Received	No	IV.L
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	None	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	None	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

H-2026-0033 - [District # 1](#)

H-2026-0039 - [District # 2](#)

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

In 2023, the subject property received CPAM, RZ, PP and MDA approval. As part of this approval a new overall conceptual development plan and use area plan to serve as a guide for development of the property. The use area plan for this portion of the development includes a mix of large anchor retail, restaurants, recreation, and hospitality uses. Recent deviations have occurred since this approval but general consistency with the plan has been maintained. The sites where the two proposed drive-throughs are located is one of those minor deviations that was allowed by the Director.

In 2025, the first final plat was approved and has recorded as the District Ten Mile Subdivision No. 1. The proposed drive-throughs are located on two of recorded lots approved with this subdivision.

B. General Overview

This property is designated as Commercial on the Future Land Use Map (FLUM). This designation provides a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities.

The subject site is among a wide range of commercial uses approved with the District development. The proposed uses of a restaurant with a drive-through aligns with the desired uses specified within the Commercial designation in the Comprehensive Plan. In conjunction with the already approved retail, restaurants, recreation facilities, etc. in the broader area, the proposed use satisfies the general Commercial future land use designation for this area.

The restaurant use is a permitted use in the C-G zoning district however, the Tier two (2) drive throughs require a conditional use permit. The proposed restaurants and drive-throughs are required to comply with UDC 11-4-3-11 and 11-4-3-49.

C. Comprehensive Plan Policies

Policy	Analysis
“Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.” (5.01.02C)	The applicant will be required to complete the 35-foot landscape buffer along S. Ten Mile Road. In addition, they will landscape the internal drive aisle coming off W. Grand Mogul Drive. The design of the buildings have obtained approval for the District’s design review board.
“Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)	No new access points are proposed with this development. Access to these lots are provided from commercial drive aisle which is currently under construction.
“Require all development to be consistent with Future Land Use Map designations for the property.” (3.03.03D)	The proposed restaurants with drive-throughs are consistent with the FLUM and contribute to the mix of uses in the area.

“Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.” (3.07.02A).

With the approval of the District development, the City approved a pedestrian circulation plan for the entire development. Compliance with this plan is required for both developments. See exhibit F for the pedestrian circulation plan.

D. Site Development and Use Analysis

1. Proposed Use Analysis (UDC 11-2):

H-2026-0033 – Lot 8, Block 1 is proposed to develop with a 5,165 square foot multi-tenant building with a Tier 2 drive-through. The site provides fifty-one (51) parking stalls and includes the applicable parking lot landscaping.

H-2026-0039 – Lot 5, Block 1 is proposed to develop with an 8,207 square foot multi-tenant building with a Tier 2 drive-through. The site provides forty-six (46) parking stalls and includes the applicable parking lot landscaping.

2. Dimensional Standards (UDC 11-2):

Development of the site shall comply with the dimensional standards of the C-G zoning district in UDC Table 11-2B-3. *Staff has reviewed the proposed plans and building elevations and they comply with the required dimensional standards.*

3. Specific Use Standards (UDC 11-4-3):

Drive-Through Establishment UDC 11-4-3-11 and Restaurant UDC 11-4-3-49:

Drive-Through Establishments: The proposed drive-through establishment is subject to the specific use standards listed in UDC 11-4-3-11, Drive-Through Establishment. All establishments providing drive-through service are required to identify the stacking lane, menu, and speaker location (if applicable), and window location on the site plan. The site plan is also required to demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum, the plan is required to demonstrate compliance with the following standards:

1) Stacking lanes have sufficient capacity **to prevent obstruction of driveways, drive aisles**, and the public right-of-way by patrons. Designated pick-up or pull forward parking stalls may be required if the decision-making body determines that the stacking capacity is insufficient.

The proposed restaurants feature drive-through lanes with space to queue six (6) vehicles along with an escape lane, outside of the drive-through lane. The concept plan also shows that the stacking lanes are separate from the drive aisles and parking.

2) The stacking lane shall be a separate lane from the circulation lanes needed for access and parking, except stacking lanes may provide access to designated employee parking.

The stacking lanes are separate from the circulation lanes for parking.

3) The stacking lane shall not be located within twenty (20) feet of any residential district, use or dwelling;

The stacking lanes are not located within 20' of any residential district or residence.

4) Any stacking lane greater than one hundred feet (100) in length shall provide for an escape lane. Each stacking lane and designated escape lane shall have a minimum width of ten feet (10').

The stacking lanes for each drive-through exceed 100' in length therefore escape lanes are required for both sites. Both sites also meet the dimensional standards of 20 feet as required.

5) The site shall be designed so that the drive-through is visible from a public street, or other readily accessible public space, for surveillance purposes.

The drive-throughs are visible from S. Ten Mile Road and W. Grand Mogul Drive for surveillance purposes as required.

6) The minimum stacking lane capacity shall be six (6) vehicles per land for tier 2 or tier 3, and two (2) vehicles per land for tier 1.

The proposed tier 2 drive throughs have a greater capacity than the six (6) vehicles required by the UDC.

7) All drive-throughs shall submit a queuing exhibit demonstrating vehicle stacking per the lane capacity standards in subsection (D)(6). Each vehicle space within the stacking lane shall be based on a vehicle length of twenty feet (20').

The applicant has indicated the cars depicted in the drive through are 20 feet in length and can accommodate the number of vehicles as required.

Restaurant: The proposed use is also subject to the specific use standards listed in UDC 11-4-3-49 Restaurant, which requires at a minimum, one (1) parking space to be provided for every 250 square feet of gross floor area. *Both sites exceed the minimum parking standards as noted below.*

E. Design Standards Analysis

1. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Entry Way Corridor: 35 Feet	The 35' landscape buffer is shown on the site plan with trees on both sides of the detached sidewalk along the S. Ten Mile Road. This buffer is required to be installed prior to the issuance certificate of occupancy of the building associated with CUP application H-2026-0039.
Collector landscape buffer: 20 Feet	25' landscape buffer is shown along the W. Grand Mogul Drive; however trees are shown only on the street side of the detached sidewalk. This buffer is required to be installed prior to the issuance certificate of occupancy of the building associated with CUP application H-2026-0033.

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *The applicant is providing the required parking lot landscaping in most of the areas; however, some landscape islands on both sites have utilities running underneath and will require Alternative Compliance applications to be submitted along with the Certificate of Zoning Compliance applications.*

iii. Storm integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

iv. Pathway landscaping

The pathway landscaping will be installed with subdivision improvements for District Ten Mile Subdivision No. 1. The applicant shall preserve and protect this existing landscaping during construction.

2. Parking (UDC 11-3C):

i. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Specific Use Standards: Restaurants: 1 Parking Stall per 250 Square Feet of Gross Floor Area	H-2026-0033 - This building is 5,172 square feet which requires a minimum of twenty-one (21) parking stalls. The proposed site plan shows fifty-one (51) new stalls. H-2026-0039 - This building is 8,207 square feet which requires a minimum of thirty-three (33) parking stalls. The proposed site plan shows forty-six (46) new stalls.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. *The applicant has provided two (2) bicycle parking spaces for each development meeting the UDC standard for bicycle parking.*

3. Building Elevations (Architectural Standards Manual):

Goal 2.09.03A of the Comprehensive Plan highlights establishing distinct, engaging identities within commercial and mixed-use enters through design standards to integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the developer has submitted conceptual building elevations for the proposed structure as shown in Section VII.C. Building materials consist of stucco, stone veneer, aluminum panels, and glazing. *Elevations with the District are subject to review and approval of the District's design review board. A letter of approval is submitted with the Certificate of zoning Compliance application. As noted above Staff is reviewing the CZC applications for both sites and the required letters have been provided as required.*

F. Transportation Analysis

1. Access (UDC 11-3A-3, UDC 11-3H-4):

Access is proposed off a commercial drive aisle that connects to W. Grand Mogul Drive and W. Cobalt Drive in accord with UDC standards.

2. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):
The applicant has provided pedestrian connections to the perimeter sidewalk on the east and south sides along with internal connections to the commercial drive. Compliance with the pedestrian circulation plan is required for both sites.
The applicant is proposing the ped crossings as scored concrete to delineate them from the primary driving surface of the drive throughs in accord with UDC standards.

III. CITY/AGENCY COMMENTS & CONDITIONS

NOTE: The conditions of approval below are associated with both CUP applications.

A. Meridian Planning Division

1. Future development of this site shall comply with the previous conditions of approval and terms of H-2023-0071, DA Instrument #2025-022884, FP-2025-0009, A-2026-0045, A-2026-0046 and the conditions contained herein.
2. a. H-2026-0033 – The landscape plan is missing five (5) required trees from the landscape islands and the landscape buffer due to utilities running underground. The applicant shall submit a concurrent Alternative Compliance application with the Certificate of Zoning Compliance to place the required trees elsewhere on the site.

b. H-2026-0039 – The landscape plan is missing three (3) required trees from the landscape islands due to utilities running underground. The applicant shall submit a concurrent Alternative Compliance application with the Certificate of Zoning Compliance to place the required trees elsewhere on the site.
3. The site plan and/or landscape plan, as applicable, shall be revised with the certificate of zoning compliance application as follows:
 - i. All mechanical equipment on the back of the building and outdoor service and equipment areas should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC 11-3A-12.
 - ii. Depict signage ahead of each pedestrian crossing in the drive-through lane notifying drivers to watch out for pedestrians.
 - iii. The applicant shall comply with the overall pedestrian plan approved with the District at Ten Mileproject. Compliance with this plan shall be reviewed and approved with the Certificate of Zoning Compliance applications.
4. Compliance with the standards listed in UDC 11-4-3-49 and 11-4-3-11 is required. These projects are approved as a tier 2 drive through and shall comply with the tier 2 standards.
5. Preserve and protect the existing landscaping along S. Ten Mile Road and W. Grand Mogul Drive during construction, per UDC 11-3B-10.
6. A Certificate of Zoning Compliance applications shall be submitted and approved for the proposed use prior to submittal of building permit applications. The design of the site and structure shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual and with the Development Agreement.
7. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or

structures on or in the ground as set forth in UDC *11-5B-6*. A time extension may be requested as set forth in UDC *11-5B-6F*.

B. Ada County Highway District (ACHD)



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

July 10, 2026

To: Julie Benintendi – BRS Architects
10148 W Emerald Street, Suite 100
Boise, ID 83704

Mark Hawk – Ahlquist
1144 S Silverstone Way
Meridian, ID 83642

Subject: MER26-0040, MER26-0056, MER26-0055 / H-2026-0040, H-2026-0033, H-2026-0039
3272 W Grand Mogul Drive
Taco Bell and District Drive-Thrus

As part of ACHD's action on The District at Ten Mile (MPP24-0006/H-2023-0071) a signal warrant analysis for the Grand Mogul/Villagio/Black Cat Road intersection was required to be provided as apt for the first phase of development. The first final plat has been record, and some commercial businesses are under construction as part of the first phase of the development, however, the signal warrant analysis was never provided.

Prior to issuance of an ACHD impact fee assessment for the following applications, either provide a signal warrant analysis for the Grand Mogul/Villagio/Black Cat Road intersection or install a signal at the intersection without the warrant analysis.

- MER26-0040 / H-2026-0040, A-2026-0055 – Taco Bell
- MER26-0056 / H-2026-0033, A-2026-0045 – Ten Mile District Retail Building 1
- MER26-0055 / H-2026-0039, A-2026-0046– Ten Mile District Retail Building 2
- MER26-0053 / A-2026-0047 – Ten Mile District Retail Building 3
- MER26-0054 / A-2026-0048– Ten Mile District Retail Building 4

See finding 3 on page 12 and site specific condition of condition 3 on page 3 of the attached staff report for guidance.

If you have any questions, please feel free to contact me at (208) 387-6391.

Sincerely,

KaraLeigh Troyer
Planner
Development Services

cc: City of Meridian – Bill Parsons
CDT X Enterprises – Stan Nicolaysen

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Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

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12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

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IV. FINDINGS

A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
Staff finds the site is large enough to accommodate both Tier 2 drive-throughs and meet all dimensional and development regulations of the C-G zoning district.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
Staff finds both proposed Tier 2 drive-throughs will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
Staff finds the design, construction, operation and maintenance of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
Staff finds both Tier 2 drive-throughs will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
Staff finds both Tier 2 drive-throughs will be served by essential public facilities and services as required.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff finds both Tier 2 drive-throughs will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
Staff finds both Tier 2 drive-throughs will not be detrimental to any persons, property or the general welfare by the reasons noted above.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
Staff finds both Tier 2 drive-throughs will not result in the destruction, loss or damage of any such features.
9. Additional findings for the alteration or extension of a nonconforming use:
This finding is not applicable.

10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,
This finding is not applicable.
11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.
This finding is not applicable.

V. ACTION

A. Staff:

Staff recommends approval of the proposed CUP applications and finds it in conformance with the Comprehensive Plan, UDC with the conditions included in Section IV. and Findings in V.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on [date]. At the public hearing, the Commission moved to approve the subject [app] request.

1. Summary of the Commission public hearing:

- a. In favor:
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

- a. None

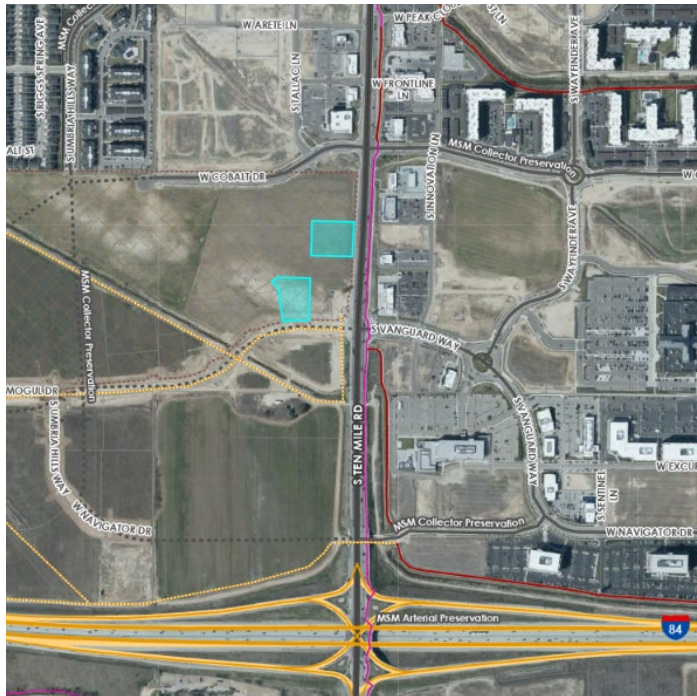
4. Commission change(s) to Staff recommendation:

- a. None

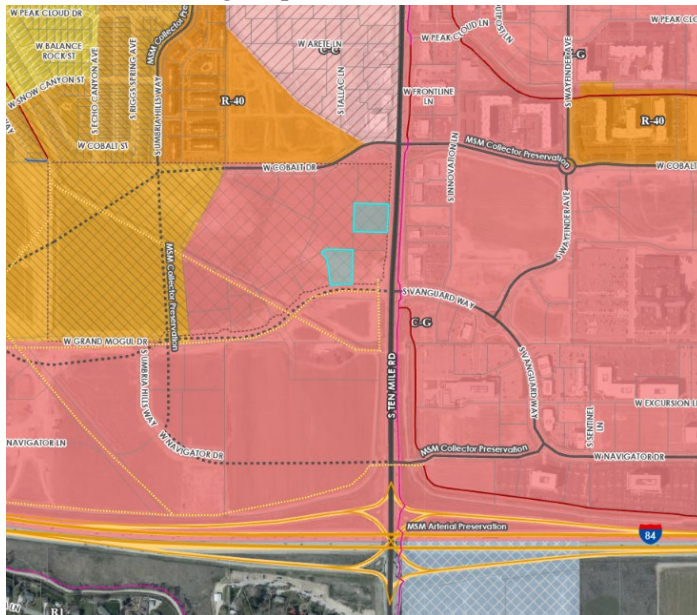
VI. EXHIBITS

A. Project Area Maps

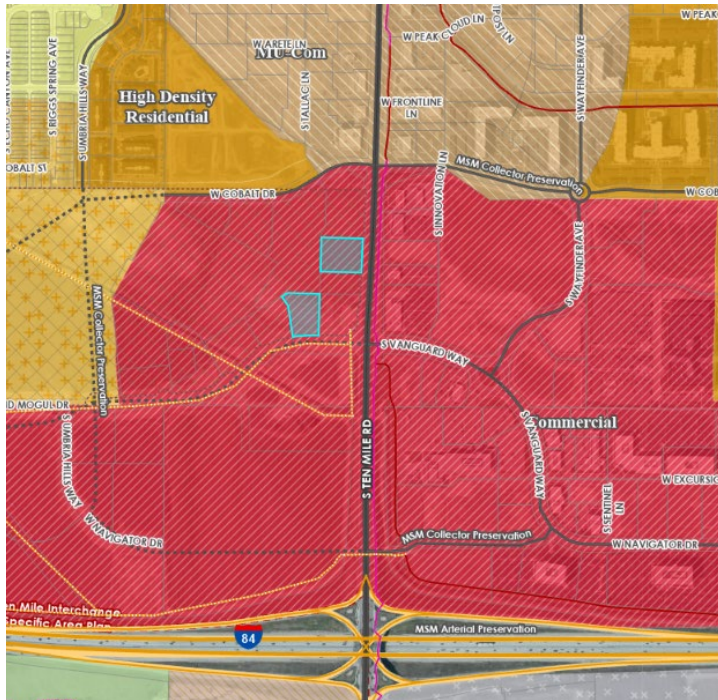
1. Aerial



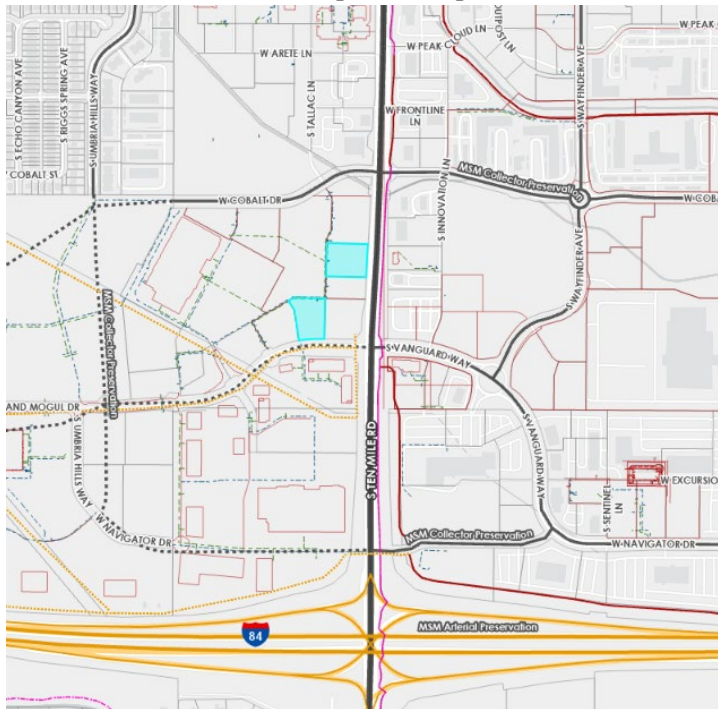
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos

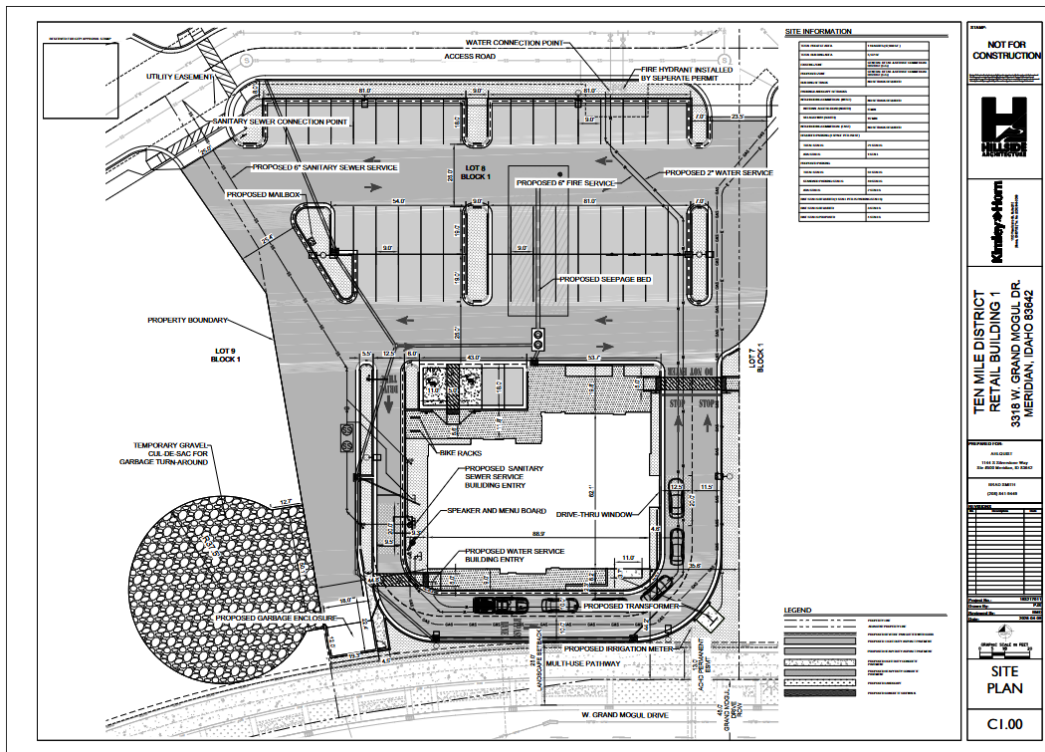
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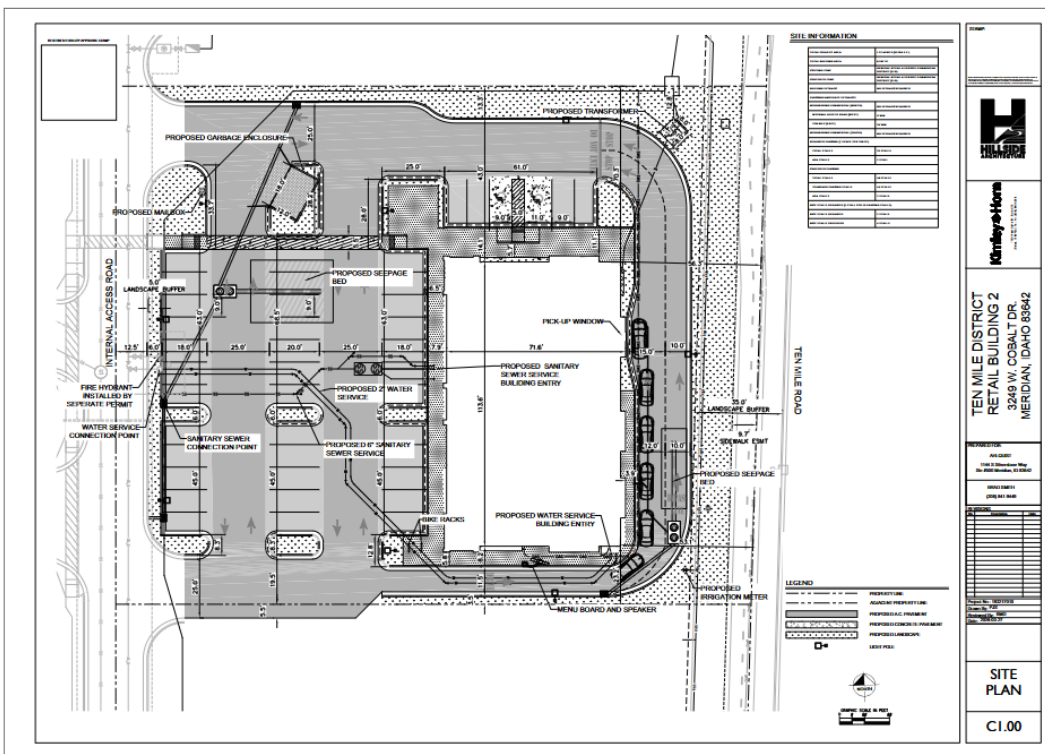
H-2026-0039 – From Ten Mile Road



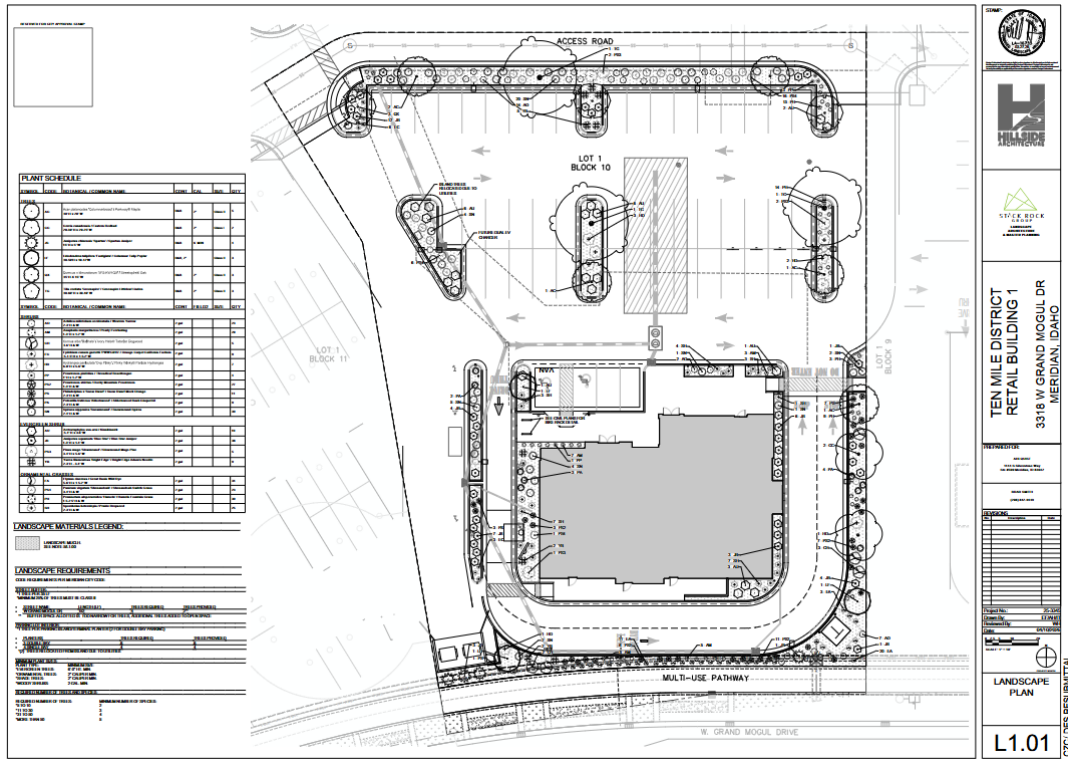
C. H-2026-0033 - Site Plan (date: 4/9/2026)



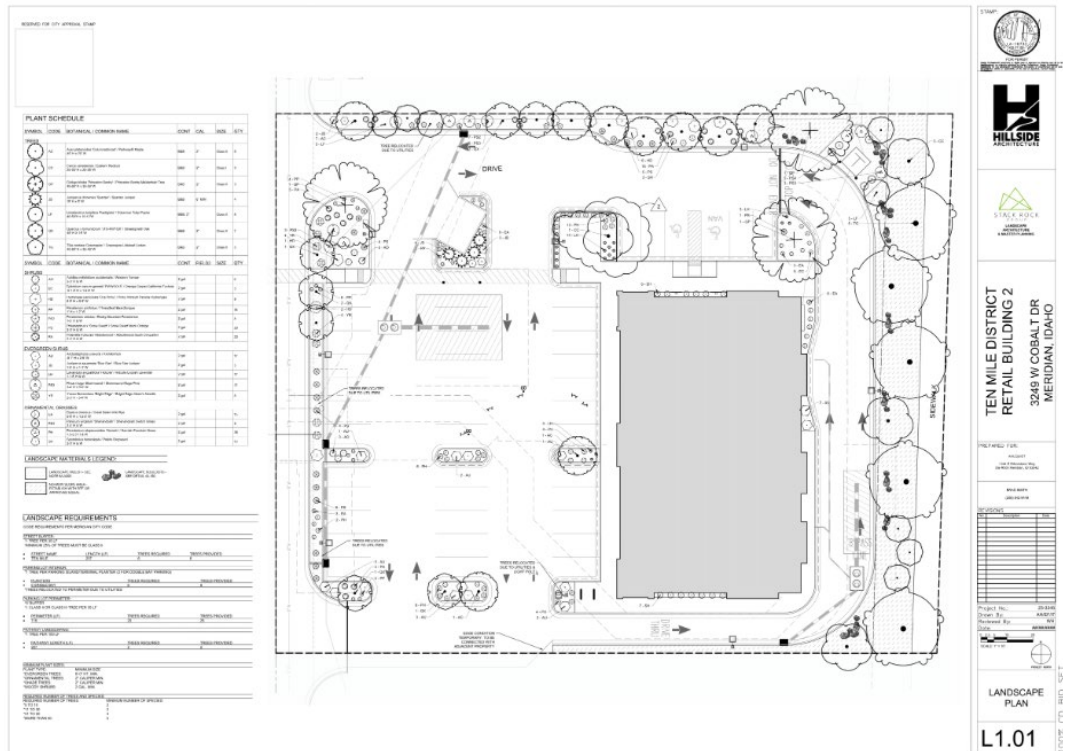
H-2026-0039 - Site Plan (date: 3/27/2026)



D. H-2026-0033 - Landscape Plan (date: 4/10/2026)



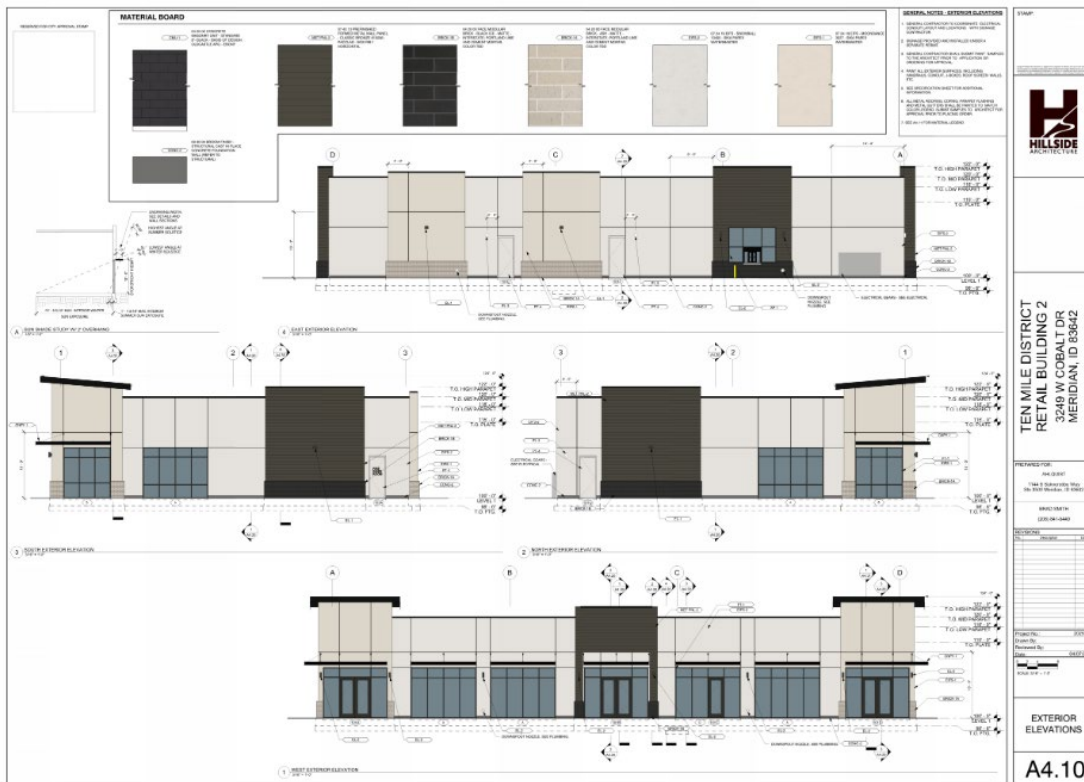
H-2026-0039 - Landscape Plan (date: 3/27/2026)



E. H-2026-0033 - Building Elevations (date: 3/20/2026)



H-2026-0039 - Building Elevations (date: 4/7/2026)



F. District Ten-Mile Pedestrian Circulation Plan

