

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND
DECISION & ORDER**



In the Matter of the Request for a Conditional Use Permit for Tone Fitness Studio, Located at 3064 W. Milano Drive in the L-O Zoning District, by Taylor Clausen.

Case No(s). H-2024-0050

For the Planning & Zoning Commission Hearing Date of: November 7th, 2024 (Findings on November 21st, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of November 7th, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of November 7th, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of November 7th, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of November 21st, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of November 7th, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the Planning & Zoning Commission's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for a Conditional Use Permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of November 7th, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. 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. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.F.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the Commission may be granted. With all extensions, the Director or Commission may require the conditional use comply with the current provisions of Meridian City Code Title 11.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of November 7th, 2024.

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2024.

COMMISSIONER MARIA LORCHER, CHAIRMAN VOTED_____

COMMISSIONER JARED SMITH, VICE CHAIRMAN VOTED_____

COMMISSIONER BRIAN GARRETT VOTED_____

COMMISSIONER ANDREW SEAL VOTED_____

COMMISSIONER PATRICK GRACE VOTED_____

COMMISSIONER MATTHEW SANDOVAL VOTED_____

COMMISSIONER SAM RUST VOTED_____

Maria Lorcher, Chairman

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

By: _____ Dated: _____
City Clerk's Office

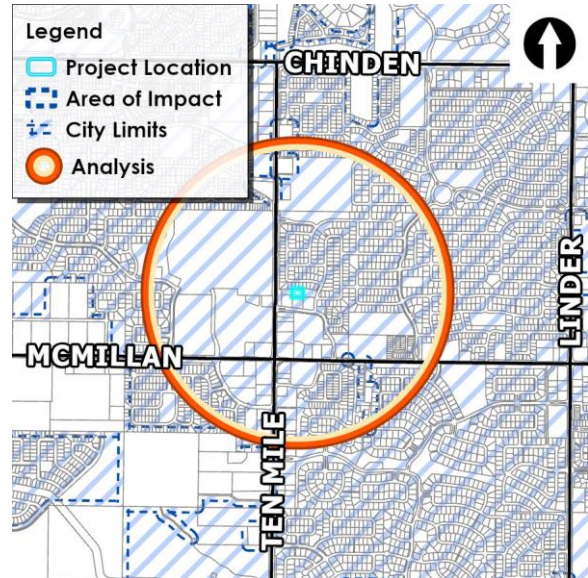
**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 11/7/2024
TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Taylor Clausen
SUBJECT: H-2024-0050
Tone Fitness Studio

LOCATION: Located at 3064 W. Milano Drive in the SW ¼ of Section 26, T.4N., R.1W.



PROJECT OVERVIEW

Summary

Conditional Use Permit request to operate an indoor recreation facility (Indoor Gym) in a suite from an existing 3,887 square foot multi-tenant building on 0.648 acre of land in the L-O zoning district.

Recommendation

Staff: Approval with conditions.

Decision

Commission: Approved

COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Arts, Entertainment or Recreation Facility, Indoors.	-
Existing Zoning	L-O (Limited Office)	0
Proposed Zoning	L-O (Limited Office)	
Adopted FLUM Designation	Office	0
Proposed FLUM Designation	Office	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	7/30/2024
Neighborhood Meeting	8/28/2024
Site posting date	10/28/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
Comments Received	Yes	
Commission Action Required	No	
Access	W. Milano Drive	
ITD Comments Received	No	
Meridian Public Works Wastewater		
Distance to Mainline	Available at site	
Impacts or Concerns	No	
Meridian Public Works Water		
Distance to Mainline	Available at site	
Impacts or Concerns	No	

Note: See section 0. **CITY/AGENCY COMMENTS & CONDITIONS** for comments received or see public record:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=365722&dbid=0&repo=MeridianCity>

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

General Overview

This property is designated Office on the Future Land Use Map (FLUM).

The subject site is among several office-zoned properties in the immediate area. The proposed use of an indoor recreation facility does not directly align with the desired uses within the Office designation but can be allowed through a conditional use permit. In conjunction with the surrounding offices, this use can provide additional neighborhood services.

An indoor recreation facility is a conditional use in the L-O zoning. The proposed indoor recreation facility is required to comply with UDC 11-4-3-2.

Table 4: Project Overview

Description	Details
History	AZ-03-005 (Annexation), RZ-05-006 (Rezone), DA Inst#103097612, FP-05-046, MI-08-006 (DA Mod #109061606) and A-2023-0165 (CZC and DES)
Acreage	0.648

History

The property was annexed and zoned in 2003 to the R-8 zoning district. In 2005, a rezone application was approved to change the zoning to the current L-O zoning district. Consistent with this rezone, a final plat was approved for six (6) office lots as part of Verona Subdivision No. 3. The DA from 2008 is the relevant agreement for this site but did not have a concept plan for these lots. In lieu of a concept plan, the DA references specific limitations to the allowed commercial area and included a provision that a minimum of three (3) office buildings in this office development. This provision has been satisfied with the existing development of three (3) office buildings. In addition, specific elevations were included as part of the DA that the current proposal generally complies with. Staff notes, despite no Development Agreement Modification being required, the DA allows the subject property to develop with all permitted and conditional uses in the L-O district.

Site Development and Use Analysis

Proposed Use Analysis (*UDC 11-2*):

The proposed use of an indoor recreation facility (indoor gym) is a conditional use in the L-O zoning. The L-O zoning and FLUM designation is meant to provide opportunities for low-impact business areas which typically includes professional offices, research and development, etc. This use adheres to Policy 3.07.02B, which promotes locating smaller scale, neighborhood serving commercial and offices in close proximity to residential for convenient access. While an indoor recreation facility can create a large impact on the area, this indoor recreation facility is more specialized allowing for only 12 clients at any one time. Additionally, there will be no outside activity. The proposed indoor recreation facility provides a unique neighbor serving use that can be an essential use for residents in the area.

Dimensional Standards (*UDC 11-2*):

The proposal meets the dimensional standards for setbacks, landscape buffers, parking requirements, landscape requirements and maximum building height.

Business hours of operation within the L-O District shall be limited from 6:00 a.m. to 10:00 p.m. *The applicant is proposing to operate the business within the following hours: 6:30 am – 7:30 pm.*

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

A. General standards.

1. All outdoor recreation areas and structures that are not fully enclosed shall maintain a minimum setback of one hundred (100) feet from any abutting residential districts. The playing areas of golf courses, including golf tees, fairways, and greens, are an exception to this standard. No outdoor recreation areas are proposed; all activities will take place within the building.

2. No outdoor event or activity center shall be located within fifty (50) feet of any property line and shall operate only between the hours of 6:00 a.m. and 11:00 p.m. No outdoor events or activities are proposed.

3. Accessory uses including, but not limited to, retail, equipment rental, restaurant and drinking establishments, may be allowed if designed to serve patrons of the use only. Noted.

4. Outdoor speaker systems shall comply with section 11-3A-13, "outdoor speaker systems", of this title. No outdoor speakers are proposed.

B. Additional standards for swimming pools. Any outdoor swimming pool shall be completely enclosed within a six-foot nonscalable fence that meets the requirements of the building code in accord with title 10, chapter 1, of this Code. Not applicable.

C. Additional standards for outdoor stage or musical venue. Any use with a capacity of one hundred (100) seats or more or within one thousand (1,000) feet of a residence or a residential district shall be subject to approval of a conditional use permit. No outdoor stage or musical venue is proposed.

D. [Outdoor lighting.] Outdoor lighting, including lighted fields, designed for the site shall comply with Section 11-3A-11, "outdoor lighting," of this title. These standards may be modified through the approval of a conditional use permit. Noted.

Design Standards Analysis

Landscaping (*UDC 11-3B*):

Landscape buffers along streets

This property does not have street frontage that would require a landscape buffer. The site has already been approved under permit A-2023-0165 and no additional improvements will be required.

Parking lot landscaping

The site has already been approved under permit A-2023-0165 and no additional improvements will be required.

Landscape buffers to adjoining uses

The site has already been approved under permit A-2023-0165 and no additional improvements will be required.

Tree preservation

The site has already been approved under permit A-2023-0165 and no additional improvements will be required.

Storm integration

The site has already been approved under permit A-2023-0165 and no additional improvements will be required.

Parking (*UDC 11-3C*):

Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 500 square feet (s.f.) of gross floor area. Based on the 3,887-square-foot multi-tenant buildings, a minimum of 8 parking spaces are required. *A total of 31 parking spaces are proposed, exceeding UDC standards.*

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. Bicycle parking is depicted on the plans submitted with this application that meet the requirements.

Building Elevations (*Comp Plan, Architectural Standards Manual*):

The subject building has already been approved under permit A-2023-0165 meeting the standards of the architectural standards manual.

Fencing (*UDC 11-3A-6, 11-3A-7*):

No fencing is proposed with this application. However, there is a 6-foot closed vision fence on the north boundary separating the commercial from the neighboring residential.

Transportation Analysis

Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Access to the site was approved off of W. Milano Dr, a Collector Street via a private drive aisle shared by the commercial pad sites in Verona Subdivision No. 3. Cross access agreements are in place with the building to the west, south, and east.

Sidewalks (*UDC 11-3A-17*):

Due to previous development providing a lack of connection points to this site (internal), no pedestrian access is provided off of Milano. However, with the approval of this site, the applicant provided a stub to the property to the east which may grant the pedestrian connection required.

Services Analysis

Pressurized Irrigation (*UDC 11-3A-15*):

Underground pressurized irrigation water is required to be provided as set forth in UDC 11-3A-15.

Storm Drainage (*UDC 11-3A-18*):

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.

Utilities (*Comp Plan, UDC 11-3A-21*):

Both the Plan and the UDC establish policy and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan mandates urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

CITY/AGENCY COMMENTS & CONDITIONS

Meridian Planning Division

1. Future development of this site shall comply with the previous conditions of approval and terms of the existing Development Agreement and the conditions contained herein [AZ-03-005, DA #103097612; RZ-05-006; FP-05-046; MI-08-006, DA Inst. # 109061606; H-2021-0080]; A-2023-0165.
2. The proposed project shall comply with the standards listed in UDC 11-4-3-2 for Art, Entertainment, or Indoor Recreation Facility.
3. The hours of operations shall be limited to 6:00 a.m. to 10:00 p.m. per UDC 11-2B-3B.
4. Protect the existing landscaping on the site during construction, per UDC 11-3B-10.
5. 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.
6. The applicant shall not be required to submit a Certificate of Zoning Compliance application to commence the proposed use on this site. Planning staff will review and approve the commencement of the use through the Tenant Improvement and/or Certificate of Occupancy submitted to the Community Development Department. All interior modifications (tenant improvements) associated with the use must receive all required permits and inspections from the Building Division of the Community Development Department prior to operation of the indoor recreation facility.

FINDINGS

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

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

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.

The site meets all the dimensional and development regulations of the L-O zoning district for the proposed use. Therefore, the commission finds the site is large enough to accommodate the proposed use.

That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

The commission finds the proposed use will be harmonious with the Comprehensive Plan in that it will provide an indoor recreation use which is not the direct vision for the L-O zoning but is allowed through a CUP.

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.

The commission finds the design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited L-O zoning within the City.

That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The commission finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

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.

The commission finds the proposed use will be served by essential public facilities and services as required.

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.

The commission finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

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.

The commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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.

The commission finds the proposed use will not result in the destruction, loss or damage of any such features.

Additional findings for the alteration or extension of a nonconforming use:

Not applicable.

That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

Not applicable.

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.

Not applicable.

ACTION

A. Staff:

Staff recommends approval of the proposed Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

Commission:

B. The Meridian Planning & Zoning Commission heard this item on November 7th, 2024. At the public hearing, the Commission moved to approve the subject conditional use permit request.

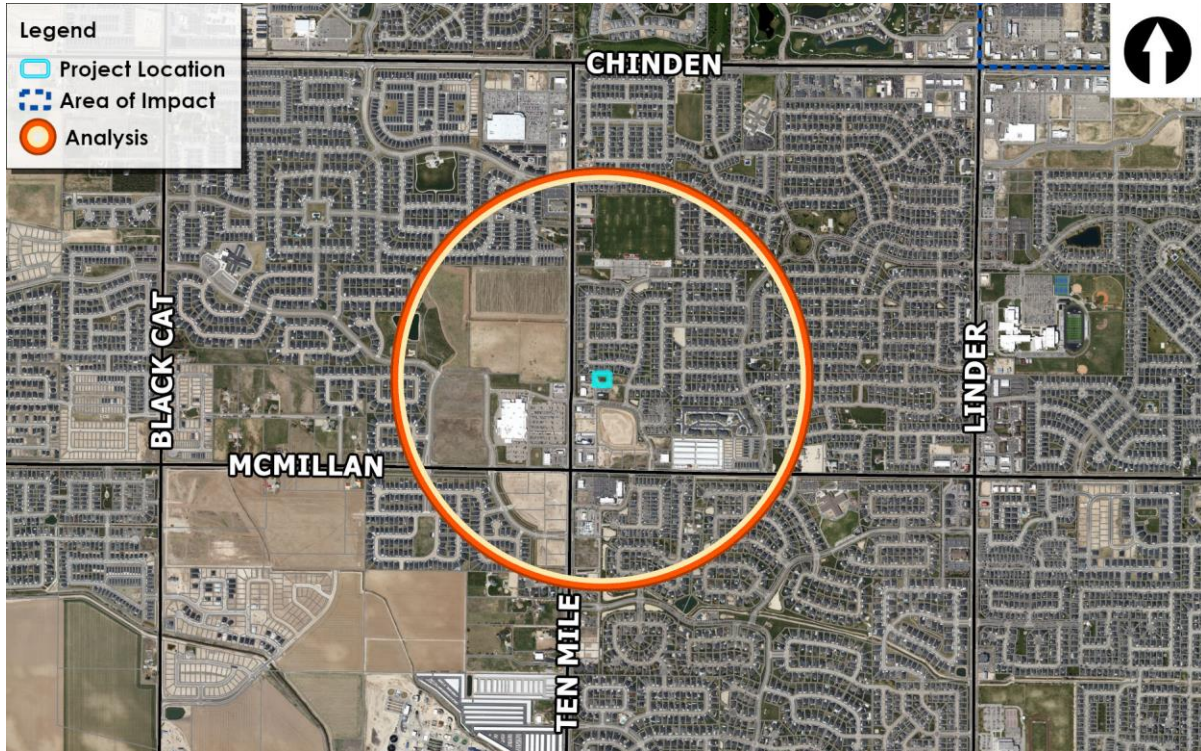
1. Summary of the Commission public hearing:
 - a. In favor: Taylor Clausen and Greg Holtz
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Nick Napoli
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. None
4. Commission change(s) to Staff recommendation:
 - a. None

EXHIBITS

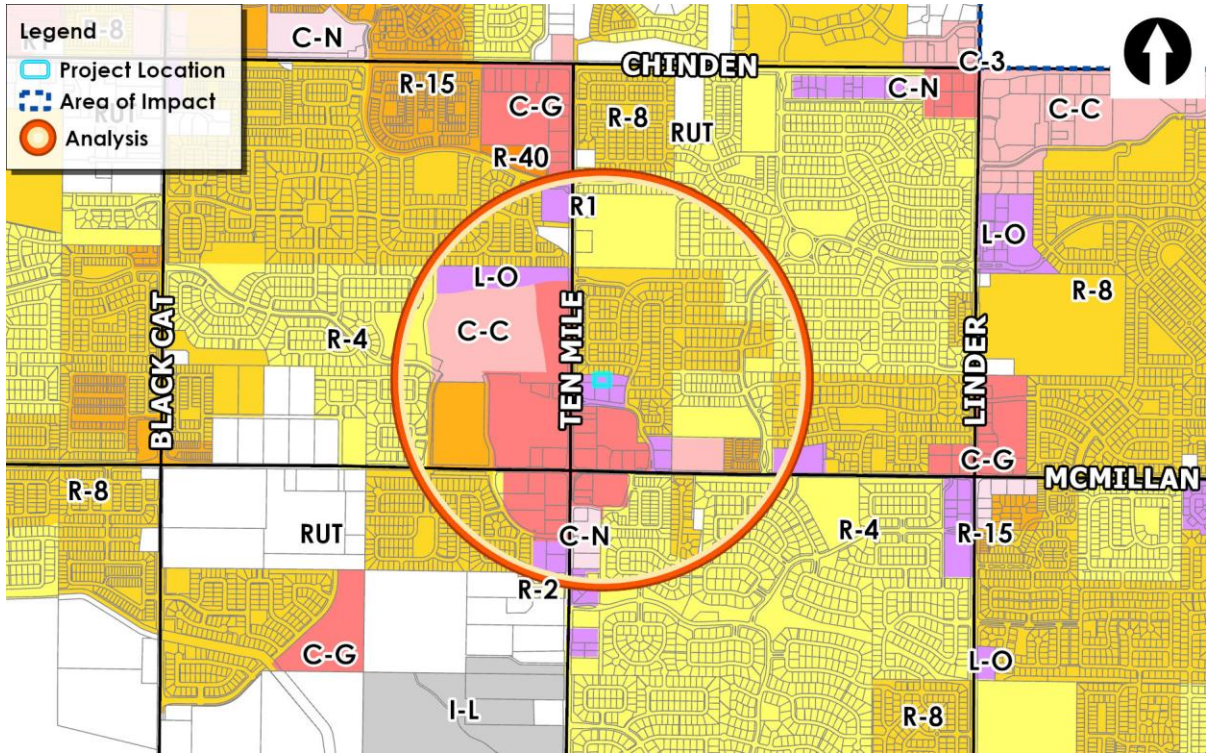
Project Area Maps

(link to [Project Overview](#))

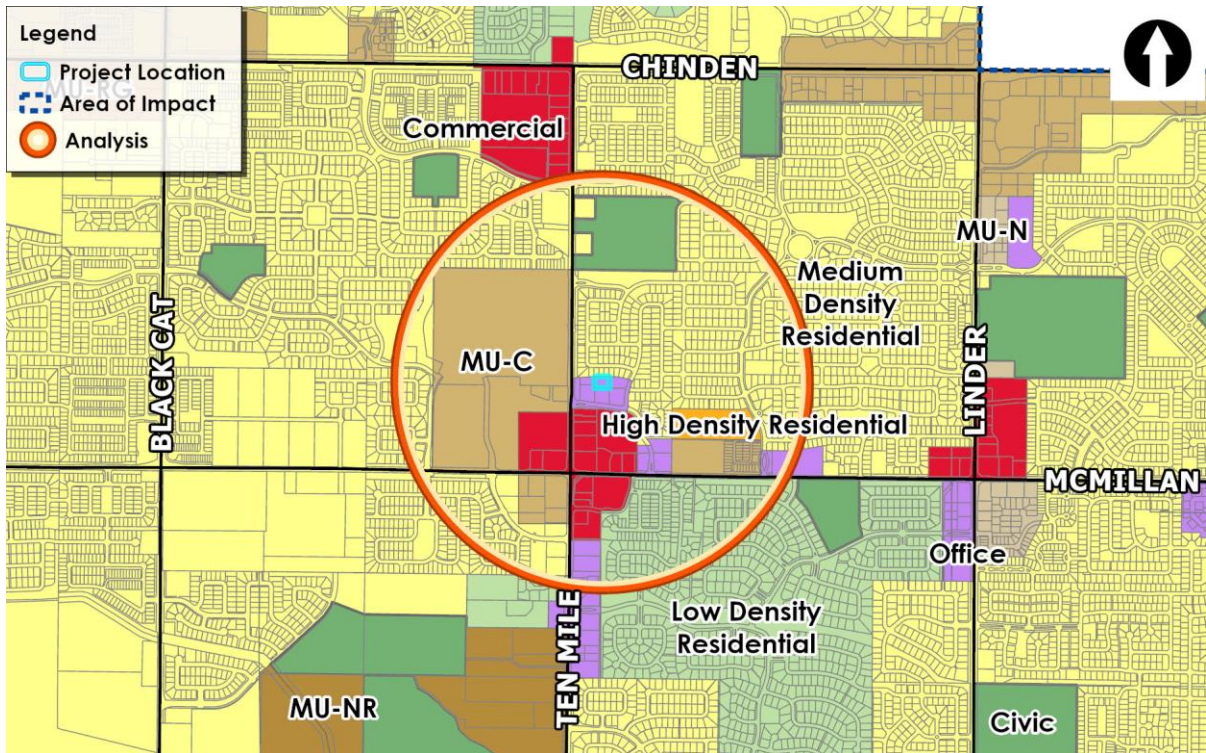
Aerial



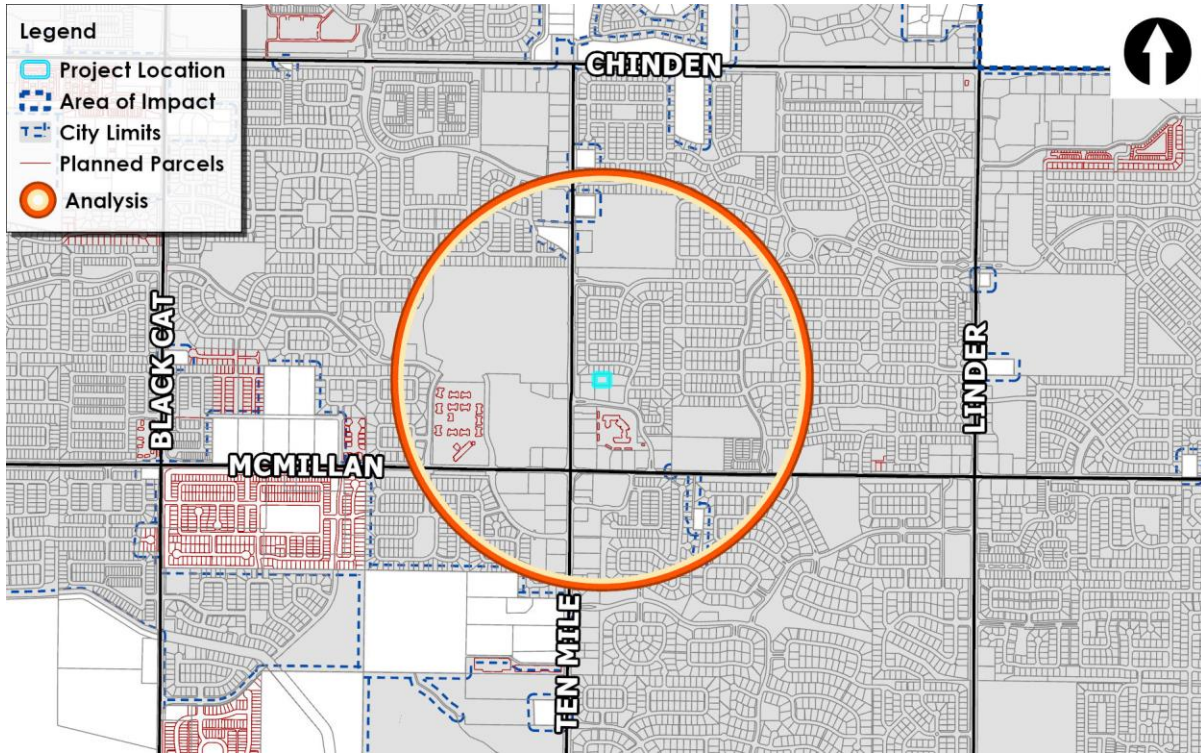
Zoning Map



Future Land Use



Planned Development Map

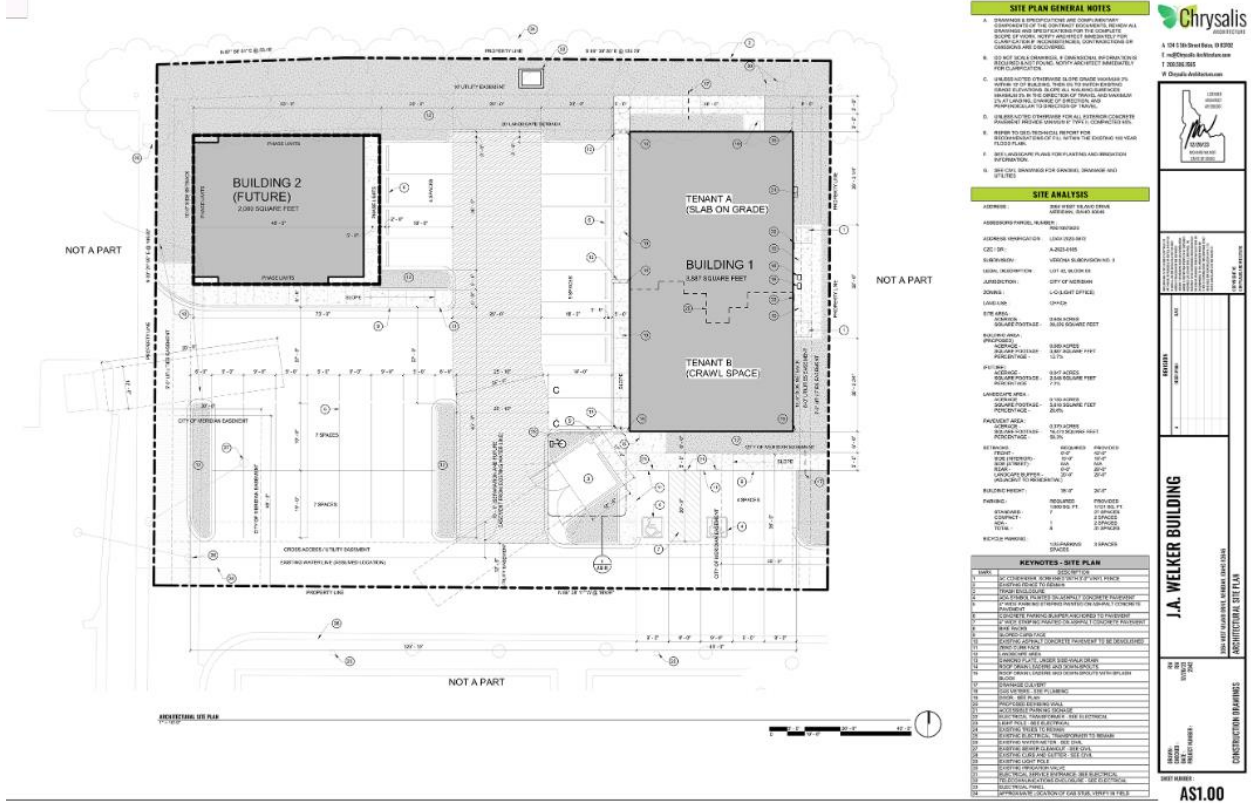


Service Accessibility Report

Overall Score: 31	39th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

Site Plan (date: 12/20/2023)



SITE PLAN GENERAL NOTES

1. SHOWN IS THE PROPOSED LAYOUT AND CONSTRUCTION OF THE BUILDING. THE EXISTING UTILITIES, STRUCTURE, AND OTHER FEATURES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND OTHER FEATURES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DELETED, RELOCATED, AND/OR PROTECTED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MERIDIAN.
3. ALL UTILITIES SHALL BE PROTECTED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MERIDIAN.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MERIDIAN.

SITE ANALYSIS

EXISTING		PROPOSED	
ADJACENT PARCELS	100' X 100'	ADJACENT PARCELS	100' X 100'
ADJACENT PROPERTIES	100' X 100'	ADJACENT PROPERTIES	100' X 100'
ADJACENT ZONING	OFFICE/RETAIL	ADJACENT ZONING	OFFICE/RETAIL
ADJACENT USES	OFFICE/RETAIL	ADJACENT USES	OFFICE/RETAIL
ADJACENT DISTANCES	100' X 100'	ADJACENT DISTANCES	100' X 100'
ADJACENT UTILITIES	OFFICE/RETAIL	ADJACENT UTILITIES	OFFICE/RETAIL
ADJACENT FEATURES	OFFICE/RETAIL	ADJACENT FEATURES	OFFICE/RETAIL
ADJACENT CONDITIONS	OFFICE/RETAIL	ADJACENT CONDITIONS	OFFICE/RETAIL
ADJACENT COMMENTS	OFFICE/RETAIL	ADJACENT COMMENTS	OFFICE/RETAIL
ADJACENT NOTES	OFFICE/RETAIL	ADJACENT NOTES	OFFICE/RETAIL
ADJACENT DETAILS	OFFICE/RETAIL	ADJACENT DETAILS	OFFICE/RETAIL
ADJACENT DIMENSIONS	OFFICE/RETAIL	ADJACENT DIMENSIONS	OFFICE/RETAIL
ADJACENT MATERIALS	OFFICE/RETAIL	ADJACENT MATERIALS	OFFICE/RETAIL
ADJACENT FINISHES	OFFICE/RETAIL	ADJACENT FINISHES	OFFICE/RETAIL
ADJACENT FIXTURES	OFFICE/RETAIL	ADJACENT FIXTURES	OFFICE/RETAIL
ADJACENT EQUIPMENT	OFFICE/RETAIL	ADJACENT EQUIPMENT	OFFICE/RETAIL
ADJACENT SUPPLIES	OFFICE/RETAIL	ADJACENT SUPPLIES	OFFICE/RETAIL
ADJACENT SERVICES	OFFICE/RETAIL	ADJACENT SERVICES	OFFICE/RETAIL
ADJACENT PROFESSIONALS	OFFICE/RETAIL	ADJACENT PROFESSIONALS	OFFICE/RETAIL
ADJACENT REGULATIONS	OFFICE/RETAIL	ADJACENT REGULATIONS	OFFICE/RETAIL
ADJACENT STANDARDS	OFFICE/RETAIL	ADJACENT STANDARDS	OFFICE/RETAIL
ADJACENT BEST PRACTICES	OFFICE/RETAIL	ADJACENT BEST PRACTICES	OFFICE/RETAIL
ADJACENT LESSONS LEARNED	OFFICE/RETAIL	ADJACENT LESSONS LEARNED	OFFICE/RETAIL
ADJACENT CONTINUING EDUCATION	OFFICE/RETAIL	ADJACENT CONTINUING EDUCATION	OFFICE/RETAIL
ADJACENT PROFESSIONAL DEVELOPMENT	OFFICE/RETAIL	ADJACENT PROFESSIONAL DEVELOPMENT	OFFICE/RETAIL
ADJACENT NETWORKING	OFFICE/RETAIL	ADJACENT NETWORKING	OFFICE/RETAIL
ADJACENT MENTORSHIP	OFFICE/RETAIL	ADJACENT MENTORSHIP	OFFICE/RETAIL
ADJACENT COLLABORATION	OFFICE/RETAIL	ADJACENT COLLABORATION	OFFICE/RETAIL
ADJACENT INNOVATION	OFFICE/RETAIL	ADJACENT INNOVATION	OFFICE/RETAIL
ADJACENT CREATIVITY	OFFICE/RETAIL	ADJACENT CREATIVITY	OFFICE/RETAIL
ADJACENT PROBLEM SOLVING	OFFICE/RETAIL	ADJACENT PROBLEM SOLVING	OFFICE/RETAIL
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ADJACENT RISK MANAGEMENT	OFFICE/RETAIL	ADJACENT RISK MANAGEMENT	OFFICE/RETAIL
ADJACENT CHANGE MANAGEMENT	OFFICE/RETAIL	ADJACENT CHANGE MANAGEMENT	OFFICE/RETAIL
ADJACENT QUALITY MANAGEMENT	OFFICE/RETAIL	ADJACENT QUALITY MANAGEMENT	OFFICE/RETAIL
ADJACENT PROJECT MANAGEMENT	OFFICE/RETAIL	ADJACENT PROJECT MANAGEMENT	OFFICE/RETAIL
ADJACENT STAKEHOLDER MANAGEMENT	OFFICE/RETAIL	ADJACENT STAKEHOLDER MANAGEMENT	OFFICE/RETAIL
ADJACENT COMMUNICATIONS	OFFICE/RETAIL	ADJACENT COMMUNICATIONS	OFFICE/RETAIL
ADJACENT MARKETING	OFFICE/RETAIL	ADJACENT MARKETING	OFFICE/RETAIL
ADJACENT SALES	OFFICE/RETAIL	ADJACENT SALES	OFFICE/RETAIL
ADJACENT CUSTOMER SERVICE	OFFICE/RETAIL	ADJACENT CUSTOMER SERVICE	OFFICE/RETAIL
ADJACENT HUMAN RESOURCES	OFFICE/RETAIL	ADJACENT HUMAN RESOURCES	OFFICE/RETAIL
ADJACENT FINANCE	OFFICE/RETAIL	ADJACENT FINANCE	OFFICE/RETAIL
ADJACENT OPERATIONS	OFFICE/RETAIL	ADJACENT OPERATIONS	OFFICE/RETAIL
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ADJACENT LEGAL	OFFICE/RETAIL	ADJACENT LEGAL	OFFICE/RETAIL
ADJACENT ETHICS	OFFICE/RETAIL	ADJACENT ETHICS	OFFICE/RETAIL
ADJACENT SUSTAINABILITY	OFFICE/RETAIL	ADJACENT SUSTAINABILITY	OFFICE/RETAIL
ADJACENT DIVERSITY	OFFICE/RETAIL	ADJACENT DIVERSITY	OFFICE/RETAIL
ADJACENT INCLUSION	OFFICE/RETAIL	ADJACENT INCLUSION	OFFICE/RETAIL
ADJACENT EQUITY	OFFICE/RETAIL	ADJACENT EQUITY	OFFICE/RETAIL
ADJACENT SOCIAL JUSTICE	OFFICE/RETAIL	ADJACENT SOCIAL JUSTICE	OFFICE/RETAIL
ADJACENT COMMUNITY ENGAGEMENT	OFFICE/RETAIL	ADJACENT COMMUNITY ENGAGEMENT	OFFICE/RETAIL
ADJACENT PARTNERSHIPS	OFFICE/RETAIL	ADJACENT PARTNERSHIPS	OFFICE/RETAIL
ADJACENT ALLIANCES	OFFICE/RETAIL	ADJACENT ALLIANCES	OFFICE/RETAIL
ADJACENT COOPERATION	OFFICE/RETAIL	ADJACENT COOPERATION	OFFICE/RETAIL
ADJACENT COLLABORATION	OFFICE/RETAIL	ADJACENT COLLABORATION	OFFICE/RETAIL
ADJACENT PARTNERSHIP	OFFICE/RETAIL	ADJACENT PARTNERSHIP	OFFICE/RETAIL
ADJACENT ALLIANCE	OFFICE/RETAIL	ADJACENT ALLIANCE	OFFICE/RETAIL
ADJACENT COOPERATION	OFFICE/RETAIL	ADJACENT COOPERATION	OFFICE/RETAIL
ADJACENT COLLABORATION	OFFICE/RETAIL	ADJACENT COLLABORATION	OFFICE/RETAIL
ADJACENT PARTNERSHIP	OFFICE/RETAIL	ADJACENT PARTNERSHIP	OFFICE/RETAIL
ADJACENT ALLIANCE	OFFICE/RETAIL	ADJACENT ALLIANCE	OFFICE/RETAIL

KEYNOTES - SITE PLAN

KEYNOTE	DESCRIPTION
1	ADJACENT PARCELS
2	ADJACENT PROPERTIES
3	ADJACENT ZONING
4	ADJACENT USES
5	ADJACENT DISTANCES
6	ADJACENT UTILITIES
7	ADJACENT FEATURES
8	ADJACENT CONDITIONS
9	ADJACENT COMMENTS
10	ADJACENT NOTES
11	ADJACENT DETAILS
12	ADJACENT DIMENSIONS
13	ADJACENT MATERIALS
14	ADJACENT FINISHES
15	ADJACENT FIXTURES
16	ADJACENT EQUIPMENT
17	ADJACENT SUPPLIES
18	ADJACENT SERVICES
19	ADJACENT PROFESSIONALS
20	ADJACENT REGULATIONS
21	ADJACENT STANDARDS
22	ADJACENT BEST PRACTICES
23	ADJACENT LESSONS LEARNED
24	ADJACENT CONTINUING EDUCATION
25	ADJACENT PROFESSIONAL DEVELOPMENT
26	ADJACENT NETWORKING
27	ADJACENT MENTORSHIP
28	ADJACENT COLLABORATION
29	ADJACENT INNOVATION
30	ADJACENT CREATIVITY
31	ADJACENT PROBLEM SOLVING
32	ADJACENT DECISION MAKING
33	ADJACENT RISK MANAGEMENT
34	ADJACENT CHANGE MANAGEMENT
35	ADJACENT QUALITY MANAGEMENT
36	ADJACENT PROJECT MANAGEMENT
37	ADJACENT STAKEHOLDER MANAGEMENT
38	ADJACENT COMMUNICATIONS
39	ADJACENT MARKETING
40	ADJACENT SALES
41	ADJACENT CUSTOMER SERVICE
42	ADJACENT HUMAN RESOURCES
43	ADJACENT FINANCE
44	ADJACENT OPERATIONS
45	ADJACENT TECHNOLOGY
46	ADJACENT LEGAL
47	ADJACENT ETHICS
48	ADJACENT SUSTAINABILITY
49	ADJACENT DIVERSITY
50	ADJACENT INCLUSION
51	ADJACENT EQUITY
52	ADJACENT SOCIAL JUSTICE
53	ADJACENT COMMUNITY ENGAGEMENT
54	ADJACENT PARTNERSHIPS
55	ADJACENT ALLIANCES
56	ADJACENT COOPERATION
57	ADJACENT COLLABORATION
58	ADJACENT PARTNERSHIP
59	ADJACENT ALLIANCE



REVISIONS

NO.	DATE	DESCRIPTION

J.A. WELKER BUILDING

ARCHITECTURAL SITE PLAN

DATE: 12/20/2023

SCALE: AS SHOWN

CONSTRUCTION BRANNAN

DATE: 12/20/2023

SCALE: AS SHOWN

PROJECT NO: 23-100-0000

SHEET NUMBER: 1

TOTAL SHEETS: 1

DATE: 12/20/2023

SCALE: AS SHOWN

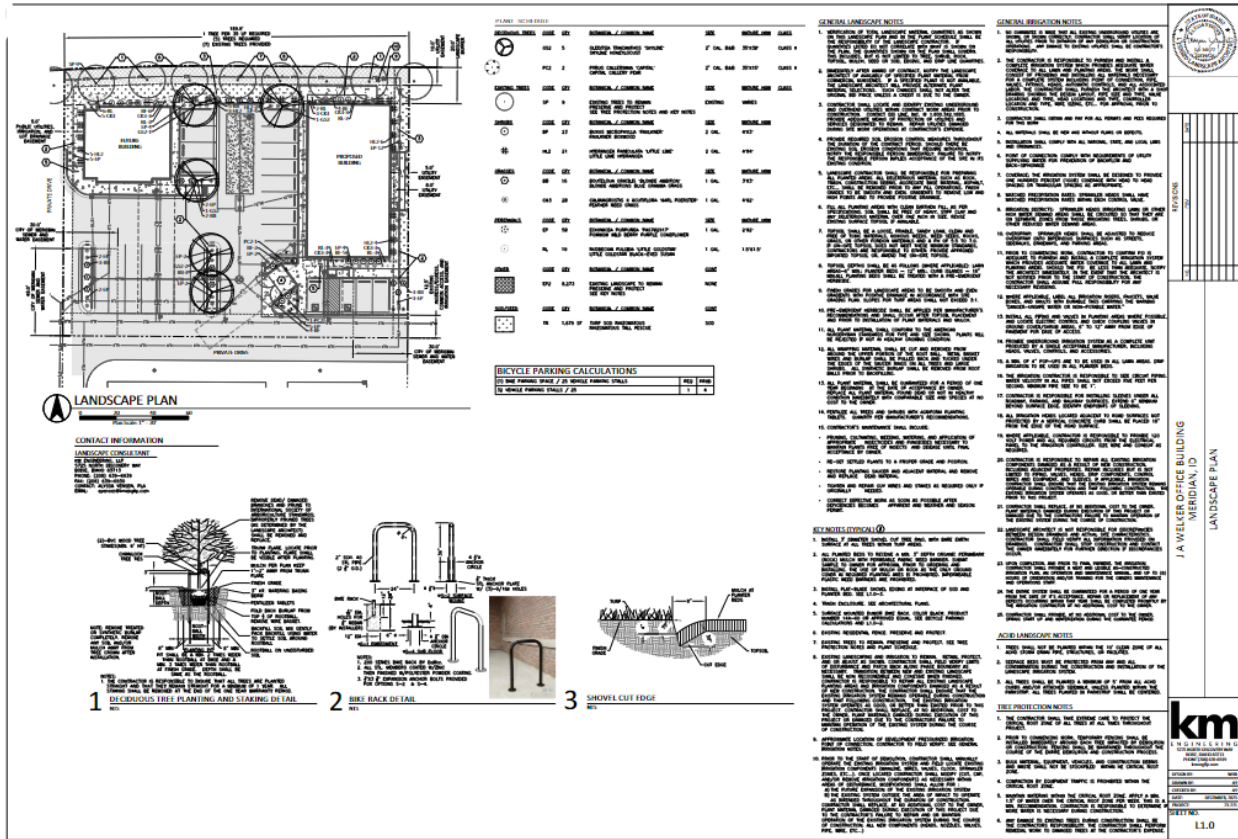
PROJECT NO: 23-100-0000

SHEET NUMBER: 1

TOTAL SHEETS: 1

AS1.00

Landscape Plan (date: 12/20/2023)



Building Elevations (date: 10/26/2023)



EXTERIOR ELEVATION GENERAL NOTES

- A. DIMENSIONS & PROPORTIONS ARE COORDINATE WITH DIMENSIONS OF ALL ELEMENTS FOR CORRECT PROPORTION. SCALE OF WORK, ARCHITECTURAL DIMENSIONS FROM DIMENSIONS OF ARCHITECTURE FOR CONSTRUCTION OR CONSTRUCTION DOCUMENTS.
- B. SCHEMATIC DRAWINGS, IF DIMENSIONAL INFORMATION IS FOR CLARIFICATION.
- C. ALL DIMENSIONS ARE TO CLEAR UNLESS OTHERWISE NOTED TO FACE OF FINISH. CALL CLEAR DIMENSIONS INDICATE DIMENSIONS TO FINISH.
- D. ALL EXPOSED FOUNDATIONS AND FOOTINGS ARE TO BE FINISHED TO MATCH FINISHES. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED.
- E. FINISHES IN BRICK WALL FINISHES ARE TO MATCH WITH FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED.
- F. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED. FINISHES TO BE USED AS NOTED.

KEYNOTES - ELEVATION

KEYNOTE	DESCRIPTION
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100	FOUNDATION

TYPICAL SYMBOLS - EXTERIOR RELATED SYMBOLS

J.A. WELKER BUILDING

CONSTRUCTION DRAWINGS