

**ROLL CALL:**

The Recorder took the roll and a quorum was declared to be present.

**CONSENT CALENDAR:**

A motion was made by Vice Chairman Petterson, seconded by Board Member Deardorff, to approve the Minutes of September 9, 1999 and the following items on consent. The motion also provided that DR99-65 would be approved on the consent calendar upon adding a stipulation requiring the addition of a hip roof over the drivethrough, and that DR99-86 would be approved upon adding a stipulation that Staff review the color of the ramadas.

**DR99-74-Approval of site plan, landscaping plan, grading and drainage, elevations and signage for Parcel #5 of the Val Vista & Warner Crossroads Center proposed at the southeast corner of Val Vista Drive and Warner Road.**

1. Construction of the project shall conform with the exhibits presented and conditions stipulated by the Design Review Board on October 14, 1999. Any revisions to the approved plans shall be reviewed by the Board prior to the issuance of a building permit for the project.
2. All conditions of approval for SP588 as recommended by the Planning and Zoning Commission shall be implemented on the construction plans.
3. All required parking areas and access to those areas shall have a surface of masonry, concrete, or paved asphalt.
4. All on-site pedestrian connections within this project's boundaries shall be built at the time of the site construction. Said connections shall be constructed of special paving to match that used in the adjacent developments.
5. The interior vehicular circulation drive, located along the east perimeter of the site, shall be constructed to a minimum width of twenty-four (24') feet.
6. Parking islands shall be at least 5 feet wide and 50 square feet in size.
7. Parking lot, security lighting shall comply with the light and glare criteria set forth in Section 11.22.A of the ULDC. Height and design of poles shall be consistent with the existing projects. Lighting sources shall not be located within any required landscape setback except for unobtrusive, low-level lighting. Photometrics, lighting design and cut sheet shall be provided with the construction documents at time of submittal to

the Building Department.

8. Location of the trash enclosure shall be approved by the Town of Gilbert Public Works Department. All refuse enclosures shall be screened from public view per the Town standards.

9. A minimum of three (3) bicycle parking spaces shall be provided in close proximity to the building entrance. Bicycle rack specifications shall be submitted to the Planning Department Staff for review and approval prior to the issuance of a building permit.

10. If any existing landscaping is disturbed during the construction of this project, it shall be replaced with a similar type and size of landscaping material.

11. Grading and drainage plans shall be approved by the Engineering Department prior to the issuance of a Building Permit. Grading design for this pad shall comply with the approved overall center plan, and shall meet design standards for commercial development. Retention areas along the street frontage shall be limited to fifty (50%) of the street frontage.

12. The backside of the parapet cornices should be finished with the same form and color as the front side.

13. The applicant shall achieve screening of the mechanical equipment in its entirety by the parapet wall of the buildings. Said parapet shall meet or exceed the height of the mounted mechanical equipment. No portion of the mechanical unit shall be viewable from public street.

14. All utility cabinets shall be recessed into the building and/or screened from public view by a building projection equaling the height of the cabinets. In addition, all exterior utility cabinets shall be painted to match that of the approved color palette for the project.

15. No wall mounted signage shall be permitted to locate on the north, east, or south elevations without receiving of a variance for such signage.

16. Any signage proposed for this development shall receive approval by the Planning Department prior to the issuance of a sign permit. Said signage shall comply with the approved sign program for this center (DR98-42), and shall meet Code requirements concerning size, location, and design.

**DR99-83-Approval of Greenfield Village sign package proposed at the southwest corner of Baseline and Greenfield Roads.**