ROWE

540 S. Saginaw Street, Suite 200
Flint, MI 48502 | (810) 341-7500
www.rowepsc.com

October 27, 2026

Mr. Richard Polmanteer, Planning Commission Chairperson
Vienna Charter Township
3400 West Vienna Road
Clio, MI 48420

RE: Site Plan Review – Monster Metals & Gold Inc

Dear Mr. Polmanteer:

Per the request of Vienna Charter Township, we completed a review of an amended site plan for the previously approved vehicle sales establishment located at 1205 West Wilson Road. **The proposed amendment is limited to the addition of five light poles. No other modifications to the previously approved site plan are proposed.**

The township received an amended site plan and photometric lighting plan depicting the proposed lighting improvements. Because the site plan was previously approved, this review is limited to those ordinance requirements applicable to the proposed lighting modifications. Other site plan and zoning requirements are identified in the attached checklists as previously approved or not applicable to the current amendment.

Based on the information submitted, ROWE Professional Services offers the following comments for your consideration. These comments are additionally included within the attached checklists.

Planning Comments

Site Plan Information
We reviewed the amended plan for compliance with the applicable site plan information requirements of the Zoning Ordinance. Because the current amendment is limited to the addition of five light poles, the requirements of Section 602 unrelated to exterior lighting are not applicable to the current review and remain subject to the previously approved site plan. The submitted photometric information addresses the location, intensity, height, and orientation of the proposed exterior lighting required by **Section 602.1.Z**. The checklist expressly requires this information for site lighting.

Zoning Compliance

The following comments relate specifically to the proposed exterior lighting improvements. Standards unrelated to the five proposed light poles have not been reevaluated as part of this limited amendment. **The addition of the five poles conforms to the standards of the zoning ordinance.**

- **Sec. 507 – Exterior Lighting** – The applicant proposes the addition of five exterior light poles. The submitted photometric plan provides lighting information for review of the proposed modification. The light poles and fixtures shall be installed and maintained in accordance with the approved lighting plan and applicable requirements of this Section.
- **Sec. 309 – Standards for Open-Air Businesses and Sales Lots** – The applicable use standards require outdoor lighting to be shielded from projecting onto or into an adjoining residential district and prohibit lighting from interfering with driver visibility within a public right-of-way. The proposed lighting shall comply with these requirements.
- **Sec. 402 – Parking Space Layout** – The proposed lighting serves the previously approved parking and vehicle-display areas. No modifications to the previously approved parking configuration are proposed as part of this amendment. Exterior lighting associated with these areas shall comply with the applicable requirements of Section 507.

The remainder of the zoning standards identified in the attached checklist, including dimensional requirements, access, parking quantity and configuration, loading, landscaping, screening, fencing, natural features, utilities, and other site improvements, are **not affected by the proposed lighting amendment and remain subject to the previously approved site plan**.

ROWE Professional Services Company's plan review is for conformance with the township's submittal requirements and standard practices for the township's use in its determination of whether to approve the plans. The developer and designer shall be responsible for the accuracy and validity of the information presented on the plan. Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. Further review of the proposed design may be necessary as the applicant addresses the comments noted. The developer and designer remain responsible for the design, construction, and any resulting impacts of the project.

If you have any questions or require additional information, please contact us at hzeigler@rowepsc.com or 734-929-8720

Sincerely,
ROWE Professional Services Company

Heather Zeigler, Planner II

Attachments

cc: Vienna Charter Township Planning Commission

Vienna Charter Township
SITE PLAN INFORMATION REQUIREMENT CHECK LIST
Monster Metals & Gold Inc
Received Date: October 21, 2026
Site Plan Rev. Date: October 18, 2026

Site Plan Information Requirements				
Section 602 – Site Plan Informational Requirements	**Does the site plan include this information?**			
	Yes	**No**	**N/A**	**Comment**
Sec. 602.1.A – A signed statement that the applicant is the owner or interested party with option of the subject parcel or is acting as the owner's legal representative.			X	Previously approved site plan; not material to the proposed lighting modification.
Sec. 602.1.B – The names, addresses, and telephone numbers of the developers and owners of the property.			X	Previously approved site plan; not material to the proposed lighting modification.
Sec. 602.1.C – All site plans shall bear the seal of a licensed design professional (architect, engineering, surveyor, or landscape architect).			X	No modification to the approved site layout or physical development is proposed through this lighting review.
Sec. 602.1.D – Date, north arrow, and scale, including the most recent revision date of the plans. (1) For zoning lots of 25 acres or less: 1-inch equals 50 feet minimum; and (2) For zoning lots of over 25 acres: 1-inch equals 100 feet minimum.			X	Previously approved site plan; not material to the proposed lighting modification.
Sec. 602.1.E –Parcel numbers and legal descriptions for properties included within the development.			X	Previously approved site plan; no parcel or legal-description modification is proposed.
Sec. 602.1.F – A location map indicating the location of the proposed project relative to nearby streets and other properties.			X	Previously approved site plan; not material to the proposed lighting modification.
Sec. 602.1.G – Zoning district and land use of adjacent parcels.			X	Previously approved site plan; adjacent zoning and land-use conditions are not being modified.
Sec. 602.1.H – The dimensions of all property lines showing the relationship of the property to abutting properties and buildings within 100 feet.			X	Previously approved site plan; no change to the parcel boundaries or building relationships is proposed.

Site Plan Information Requirements				
Section 602 – Site Plan Informational Requirements	**Does the site plan include this information?**			
	Yes	**No**	**N/A**	**Comment**
Sec. 602.1.I – The location of all existing and proposed structures on the subject property, including the actual setback of all structures to be retained or constructed.			X	No new building or structural modification is proposed as part of the lighting amendment.
Sec. 602.1.J – A preliminary grading plan in detail sufficient enough to determine whether or not extensive grading of the site is proposed and to enable the building height to be determined. Spot grades are sufficient but should include locations near the major corners of buildings. First floor elevations and rooftop elevations should be indicated, if the proposed building height is to be within 5 feet of the maximum height limit and the grade is not constant, the average grade along each major building face shall be provided.			X	No grading modification is proposed as part of the lighting amendment.
Sec. 602.1.K – An inventory of existing vegetation on the site and portrayal of any significant alterations.			X	No vegetation modification is proposed as part of the lighting amendment.
Sec. 602.1.L – A landscaping plan with a schedule of plant materials and sizes.			X	No landscaping modification is proposed as part of the lighting amendment.
Sec. 602.1.M – Cross-section drawings of any walls, berms, fences, or similar structures.			X	No modification to walls, berms, fences, or similar structures is proposed.
Sec. 602.1.N – The location and setback from natural features including wetlands, floodplains, streams, drains, swamps, marshes, and unstable soils.			X	No modification affecting natural features is proposed as part of the lighting amendment.
Sec. 602.1.O – An indication of basic drainage patterns, existing and proposed, and including any structures, retention basins, and fencing proposed.			X	No modification to approved drainage patterns or facilities is proposed.
Sec. 602.1.P – A schedule of parking needs, which may include separate drawings to indicate usable floor areas and other factors for computation of parking needs.			X	No modification to the approved parking or vehicle-display layout is proposed through this review.
Sec. 602.1.Q – Front, rear, and side elevations of a typical proposed structure.			X	No new building or exterior building modification is proposed.

Site Plan Information Requirements				
Section 602 – Site Plan Informational Requirements	**Does the site plan include this information?**			
	Yes	**No**	**N/A**	**Comment**
Sec. 602.1.R – The location and size of containment and storage areas if the use of hazardous substances is involved.			X	No modification involving hazardous-substance storage or containment is proposed.
Sec. 602.1.S – The location of all existing and proposed drives and parking areas.			X	No modification to the approved drives or parking areas is proposed through this review.
Sec. 602.1.T – The location and right-of-way widths of all abutting streets and alleys.			X	No modification affecting adjoining streets, alleys, or rights-of-way is proposed.
Sec. 602.1.U – Vehicular traffic and pedestrian features.			X	No modification to the approved vehicular or pedestrian circulation is proposed.
Sec. 602.1.V – Cross section drawings of proposed sidewalks, drives, and parking areas.			X	No pavement or circulation-area modification is proposed.
Sec. 602.1.W – Designated fire lanes.			X	No modification to the approved site circulation or emergency access is proposed.
Sec. 602.1.X – The location of all public and private utilities.			X	No modification to public or private utilities is proposed as part of this review. Electrical permitting remains subject to the applicable reviewing authority.
Sec. 602.1.Y – The location, number, dimensions, color, material, and lighting of signs.			X	No sign modification is proposed as part of the lighting amendment.
Sec. 602.1.Z – The location, intensity, height, and orientation of all lighting.	X			A photometric plan dated October 14, 2026, provides fixture locations, calculated illumination levels, fixture specifications, orientations, and 20-foot mounting heights. The package identifies 12 luminaires. Final lighting shall comply with

Site Plan Information Requirements				
Section 602 – Site Plan Informational Requirements	**Does the site plan include this information?**			
	Yes	**No**	**N/A**	**Comment**
				applicable Township requirements and required electrical/building approvals. The photometric package states that the layout is exemplary and is not intended for construction or code approval.
Sec. 602.1.AA – A summary of all necessary permits required for the development and their current status, including permits required by Genesee County, the State of Michigan, and other relevant agencies.			X	Previously approved site plan; no development modification requiring renewed agency review is identified. Electrical or building permits associated with the lighting installation remain subject to the applicable reviewing authority.
Sec. 602.1.BB – The Planning Commission and Zoning Administrator may request additional information necessary to evaluate the proposed development.			X	**No additional information has been identified as necessary for this limited lighting review.**
Sec. 602.2 – In addition to the above information, the applicant shall submit a description of the of activities proposed. Such information shall include, but not be limited to:				
A. Estimated number of employees, customers, and visitors.			X	The use and site plan were previously approved; the lighting modification does not change expected occupancy or activity levels.
B. Hours of operation.			X	The lighting modification does not change the previously approved hours or operation of the site.
C. Any changes expected in dust, odor, smoke, fumes, noise, lights, or similar potentially adverse conditions created by the proposed use.	X			The proposed modification concerns exterior lighting. The photometric plan provides calculated lighting levels and

Site Plan Information Requirements				
Section 602 – Site Plan Informational Requirements	**Does the site plan include this information?**			
	Yes	**No**	**N/A**	**Comment**
				fixture information for evaluating the proposed change.
D. Modifications to land changing vegetative cover, drainage patterns, earth work, or other potential hazards.			X	No change to vegetation, drainage, or earthwork is proposed as part of the lighting amendment.
E. Any ancillary improvements proposed to remedy or prevent potential nuisances or conflicts with adjacent land uses.			X	No separate ancillary improvement is proposed. Potential lighting impacts are addressed through the photometric plan and fixture specifications.
Sec 602.3 – The site plan informational requirements of this section may be waived at the discretion of decision-making body if the requirement would not be material to the proposed project.	X			Applicable. Because the site plan was previously approved and the present amendment is limited to exterior lighting, unrelated informational requirements are not material to this review and are marked N/A. Final waiver authority remains with the applicable decision-making body.

Vienna Charter Township
SITE PLAN ZONING COMPLIANCE CHECKLIST
1205 W Wilson Road – Monster Metals & Gold Inc
Received Date: October 21, 2026
Site Plan Rev. Date: October 18, 2026

Permitted Uses (Article 3)				
Proposed use:	Vehicle Storage x Used Car Sales x Office	Zoning District:		C-2 General Commercial
Is the proposed use permitted in the district which it is located?		By Right	X	By Special Land Use ___

Dimensional Requirements (Section 305)	**Ordinance Standards**	**Proposed Site Plan**
Minimum Lot Area (acres [sq. ft. if <1 acre])	10,000 sq. ft.	Existing, previously approved
Minimum Lot Width (ft.)	100 ft.	Existing, previously approved
Minimum Setbacks - Front (S)	40 ft.	Existing, previously approved
- Front (E)	40 ft.(Sec. 512)	Existing, previously approved
- Side (W)	20 ft.	Existing, previously approved
- Side (Total)	40 ft.	Existing, previously approved
- Rear (N)	40 ft.	Existing, previously approved
Minimum Total Square Feet (sq. ft.)	2,000 sq. ft.	Existing, previously approved
Maximum Building Height (ft. and stories)	70 ft./5 stories	Existing, previously approved
Are there any additional dimensional requirements per the zoning district?	C. 20 feet each side if detached; may be attached to another business with approved firewall construction between; 40 feet if abutting a residential district (both main and accessory building). **Sec. 512.** For corner lots, all yards abutting on a street shall be considered as front yard for setback purposes.	
Notes	1. Previously Approved Site Plan. 2. Modifications only to Lighting.	

General Provisions (Article 5)	**Does the Site Plan Meet the Requirements?**			
	Yes	**No**	**N/A**	**Comments**
Section 501 Building Regulations and Scope – Do the proposed buildings or structures, or alterations thereof, comply with these standards?			X	Previously approved. No building or building alteration is proposed.
Section 502 Accessory Buildings and Structures – Do the proposed accessory buildings or structures comply with the standards of this section?			X	Previously approved. No accessory building or structure is proposed as part of this amendment.

General Provisions (Article 5)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
Section 503 Residential Occupancy – Will any proposed temporary residential structures be used only for short-term occupancy?			X	Previously approved. The site is not a residential land use.
Section 504 Access Management – Does the proposed use comply with the access management standards set forth in this section?			X	Previously approved. No modification to access, driveways, or circulation is proposed.
Section 505 Corner Clearance – Do all proposed or existing fences, walls, shrubbery, signs, or similar obstructing structures within all intersection clear vision areas comply with this section?			X	Previously approved. No fence, wall, landscaping, sign, or similar obstruction is proposed. Light-pole placement shall not interfere with required clear-vision areas.
Section 506 Entranceway Structures – Do the proposed entranceway structures comply with this provision and Section 505, if applicable?			X	Previously approved. No entranceway structure is proposed.
Section 507 Exterior Lighting – Do the proposed lighting fixtures, including intensity, design, and placement on the photometric plan comply with these standards?	X			A lighting plan and photometric information have been submitted for the addition of five light poles. The plan provides pole/fixture locations, lighting intensity, mounting information, and fixture orientation. Final installation shall conform to the approved photometric plan and applicable Township lighting requirements.
Section 508 Screening of Rooftop Equipment – Do all proposed roof-mounted equipment comply with these standards?			X	Previously approved. No roof-mounted equipment is proposed.
Section 509 Waste Receptacles – Is the space provided for one or more dumpsters compliant with these requirements, if applicable? If there is a residential use, does the accessory dumpster comply with this requirement?			X	Previously approved. No modification to waste receptacles or screening is proposed.
Section 510 Natural Feature Setback – Are all proposed structures and hardscapes set back at least 25 feet from watercourses, wetlands, ponds, lakes, or streams on or near the property? Are there any features proposed within the setback temporary recreational uses or fences in accordance with this standard?			X	Previously approved. No new building, pavement, or other hardscape is proposed within a natural-feature setback.
Section 511.1-4 Supplementary Environmental Regulations – Do any of the proposed construction activities or installations trigger the state laws set forth in this section? If so, has the applicant submitted the permit applications and, if applicable, provided the Zoning Administrator with maps indicating these impacted areas?			X	Previously approved. No construction activity affecting regulated environmental features is identified as part of the lighting amendment.

General Provisions (Article 5)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
Section 511.5 Supplementary Environmental Regulations – Are any elements of the development within a Federal Emergency Management Agency (FEMA)-designated floodway, floodplain, or Special Flood Hazard Area? If so, do they comply with these requirements?			X	Previously approved. No change affecting a floodway, floodplain, or Special Flood Hazard Area is proposed.
Section 512 Corner Lot Front Lot Line – If the property is a corner lot, do all structures meet the front yard setback requirements for each side abutting a street?			X	Previously approved. No building modification is proposed. Pole placement is reviewed under the exterior-lighting standards.
Section 513 Zoning Lot – If the subject property is on two contiguous parcels, are they under common ownership?			X	Previously approved. No parcel or ownership configuration change is proposed.
Section 516 Height Limitations – Does the site and proposed or existing structures have any features or appurtenances that are exempt from the height limits of this Ordinance?			X	No modification to building height or height-limited building appurtenances is proposed. Proposed pole height is addressed under Section 507.
Section 517 Lot Width and Ratio – Does the property have a depth-width ratio less than 4:1?			X	Previously approved. No modification to the zoning lot is proposed.
Section 518 Lots Adjoining Alleys – Are there any alleys or lanes adjacent to the property that are subject to this standard?			X	Previously approved. No modification involving an alley or lane is proposed.
Section 519.1-4 Yard Regulations – Are there any attached porches or decks, projections into yards, access drives, walks, or terraces that are exempted from the applicable standards as set forth in this standard?			X	Previously approved. No porch, deck, building projection, driveway, walk, or terrace modification is proposed.
Section 519.5 Yard Regulations – If applicable, does the water-fronting yard of the property comply with this standard?			X	Previously approved; not applicable to the lighting amendment.
Section 520 Required Water Supply and Sanitary Sewerage Facilities – Does the site have access to potable water supply and sewerage facilities?			X	Previously approved. No modification to water or sanitary sewer service is proposed.
Section 521 Pathways and Sidewalks – Do the proposed pathways or sidewalks comply with this standard?			X	Previously approved. No pathway or sidewalk modification is proposed.
Section 522 Road Frontage Requirements – Does the property front a public or private road with the requisite frontage length for its zoning district?			X	Previously approved. No modification to lot frontage is proposed.
Section 523 Private Roads – Do the proposed private roads comply with these standards?			X	Previously approved. No private road is proposed or modified.

Use Requirements – Vehicle Sales; Open-Air Business or Sales Lot (Section 309)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
Vehicle Sales				
A. The lot or area shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.			X	Previously approved. No modification to the vehicle-sales area, pavement, grading, or drainage is proposed.
B. Ingress and egress to the outdoor sales area shall be at least 60 feet from the right-of-way intersection of any two streets.			X	Previously approved. No driveway or access modification is proposed.
Open-Air Business or Sales Lot				
A. Ingress and egress points shall be located at least 60 feet from the right-of-way intersection of any two streets.			X	Previously approved. No access modification is proposed.
B. Only sales by the resident business occupying the site are permitted.			X	Previously approved. No change in the operating business or approved use is proposed.
C. The outdoor sales/display area may not occupy a street right-of-way, parking, loading, driveway or landscape area, and shall not result in hazards for vehicles or pedestrians and shall be shown on an approved site plan.			X	Previously approved. No change to the outdoor sales/display area is proposed.
D. All outdoor lighting shall be shielded from projecting onto or into an adjoining residential district and shall not interfere with driver visibility on a public right-of-way.	X			Applicable to the amendment. The five new light poles and fixtures shall be installed and oriented in accordance with the approved photometric plan. Fixtures shall be shielded to prevent projection into an adjoining residential district and shall not interfere with driver visibility within a public right-of-way.
E. On all sides of the lot adjacent to a residential district, there shall be provided a buffer wall or fence, consistent with LANDSCAPING SCREENING AND WALLS.			X	Previously approved. No buffer wall, fence, or site-boundary modification is proposed.
F. There shall be no strings of flags, pennants, or bare light bulbs permitted.	X			The proposed update consists of pole-mounted exterior light fixtures, not strings of flags, pennants, or bare bulbs.
G. No merchandise for sale shall be displayed within any required setback area.			X	Previously approved. No modification to merchandise-display areas is proposed.
H. There shall be no broadcast of continuous music or announcements over any loudspeaker or public address (P.A.) system.			X	Previously approved. No change involving a loudspeaker or PA system is proposed.

Use Requirements – Vehicle Sales; Open-Air Business or Sales Lot (Section 309)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
I. Resident businesses may conduct outdoor sales of products not customarily sold by the business without prior site plan approval for the two weeks prior to and including the following holidays or events: Independence Day, Halloween, and Christmas.			X	Not applicable to the proposed lighting amendment.

Parking and Loading Requirements (Article 4)		
Use: Vehicle Sales		
Use Requirements	**Ordinance Standard**	**Proposed Site Plan**
Parking Spaces (Section 309)	**Previously reviewed**	N/A. Previously approved; no parking-space modification is proposed.
Barrier Free Space (Americans with Disabilities Act (ADA) Standards)	Applicable ADA requirements	N/A. Previously approved; no barrier-free parking modification is proposed.
Loading Space (Section 403)	**Section 403**	N/A. Previously approved; no loading-space modification is proposed.

Parking and Loading Requirements (Section 401)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
Section 401.A-J, L-M, P Location and Number of Spaces – Do the proposed parking spaces meet the minimum number, location, and access requirements set forth in this Section?			X	Previously approved. No change to parking quantity, location, or access is proposed.
Section 401.K Planning Commission Reduction in Parking Requirements – Does the applicant provide evidence that parking demand will be satisfied if the number of spaces is reduced by the requested percentage?			X	No parking reduction is requested.
Section 401.N Limits on Excessive Parking – Does the site require an exemption for providing parking more than 50 percent over the minimum for the development?			X	Previously approved. No additional parking is proposed.
Section 401.O Parking Deferment – Does the minimum number of spaces appear to be excessive for what would satisfy demand for the land use?			X	No parking deferment is requested.
Section 402 Parking Space Layout – Do the proposed parking spaces comply with the following requirements or meet the following exceptions?			X	Previously approved. No parking-space or maneuvering-lane modification is proposed.
1. Residential Exception – Are the parking spaces exempt from Section 402 as part of a single- or two-family residential land use?			X	The site is not a single- or two-family residential use.
3. Ingress and Egress – Do the ingress and egress points for the parking areas meet these requirements?			X	Previously approved. No access modification is proposed.

Parking and Loading Requirements (Section 401)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
4. **Layout Standards** – Do parking spaces and maneuvering lanes meet these requirements?			X	Previously approved. No parking-layout modification is proposed.
5. **Exterior Lighting** – Does the exterior lighting for the parking areas meet the standards of Section 507?	X			Applicable to the amendment. A lighting and photometric plan has been submitted for five new light poles. Final installation shall comply with Section 507 and the approved plan.
6. **Construction, Maintenance, Screening, and Landscaping** – Does the design of the parking area and its landscaping meet the requirements of this section and of Section 1302?			X	Previously approved. No parking-area construction, screening, or landscaping modification is proposed.
Section 403 Off-Street Loading and Unloading – Do the proposed loading and unloading spaces meet the following requirements?			X	Previously approved. No loading-area modification is proposed.
1. **Number of Spaces** – Does the site have the required minimum number of loading spaces?			X	Previously approved; unchanged.
2. **Screening** – Do the loading spaces visible from residential properties or nearby rights-of-way have a screening wall or privacy fence at least six feet in height?			X	Previously approved; unchanged.
3. **Access** – Do the loading and unloading areas provide trucks sufficient access as to not have to back from or onto a public street?			X	Previously approved; unchanged.

Landscaping, Screening, and Walls (Article 13)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
Section 1300.3.A.(1)-(3) General Landscaping – Do the planting patterns and species variation comply with these standards?			X	Previously approved. No landscaping modification is proposed.
Section 1300.3.A.(4) General Landscaping – Are there any factors on-site that may qualify the proposed landscaping for a waiver or reduction in the requirements? Alternatively, are there any factors that would require additional landscaping beyond the minimum requirements?			X	No landscaping waiver, reduction, or additional landscaping is requested.
Section 1300.3.B Greenbelt Buffer – Do the proposed greenbelts comply with these standards?			X	Previously approved. No greenbelt modification is proposed.
Section 1300.3.D Landscape Berms – Do the proposed berms comply with these standards?			X	Previously approved. No berm is proposed or modified.
Section 1300.3.E Evergreen Screening – Do the proposed evergreen screening trees comply with these requirements to form a visual barrier to grow at least five (5) feet above ground level?			X	Previously approved. No evergreen screening modification is proposed.

Landscaping, Screening, and Walls (Article 13)	Does the Site Plan Meet the Requirements?			
	Yes	No	N/A	Comments
Section 1300.3.F Mechanical Equipment – Are the proposed mechanical equipment areas designed, located, and screened in accordance with these standards?			X	No mechanical-equipment area is proposed or modified.
Section 1300.3.H Landscaping Rights-of-Way and Other Adjacent Public Open-Space Areas – Are the rights-of-way and public open-space areas adjacent to the required landscaped areas planted with grass or similar suitable ground cover?			X	Previously approved. No landscaping modification is proposed.
Section 1300.3.I Regulations Pertaining to Landscaping Areas Used for Sight Distance – Does all vegetation planted within the sight distance corners at intersections comply with these requirements?			X	Previously approved. No vegetation modification is proposed. Light poles shall not interfere with required clear-vision areas.
Section 1301.1 Plant Material Spacing – Do the proposed plant materials comply with the maximum spacing and staggering requirements of this Section?			X	Previously approved. No plant materials are proposed.
Section 1301.2 Suggested Plant Materials – Do any of the proposed plant materials, if they include species in this table, comply with the standards therein?			X	Previously approved. No plant materials are proposed.
Section 1302 Parking Lot Landscaping – Does the proposed parking lot landscaping comply with these standards?			X	Previously approved. No parking-lot landscaping modification is proposed.
Section 1303 Screening Walls – Do the screening walls or fence comply with these standards for the adjacent land uses and zoning districts?			X	Previously approved. No screening wall or fence modification is proposed.
Section 1304 Compliance for Nonconforming Sites – Does the proposed screening and landscaping bring the site into conformity, if current landscaping and screening is nonconforming?			X	The limited lighting amendment does not propose landscaping or screening modifications. No verified landscaping nonconformity is evaluated through this review.
Section 1305 Fences – Do the proposed fences comply with the following standards?			X	Previously approved. No fence is proposed or modified.
3. Design Requirements – Are the fences designed to with an appearance and height that comply with the applicable standards for the district or use?			X	No fence modification is proposed.
4. Material Specifications – Are the fences built of materials that comply with this standard, and do not consist of barbed wire, sharp objects, or electrical current, except where barbed wire is permitted?			X	No fence modification is proposed.
5. Location – Does the location of all fences on the site comply with these standards?			X	No fence modification is proposed.

Landscaping Requirements (Article 13)		
Use: Vehicle Sales		
Use Requirements	**Ordinance Standard**	**Proposed Site Plan**
Greenbelt (Sec. 1300.3.B)	Previously reviewed	N/A. Previously approved; no modification proposed.
Landscape Berms (Sec 1300.3.D)	Previously reviewed	N/A. Previously approved; no modification proposed.
Parking Lot (Sec 1302)	**Previously reviewed**	N/A. Previously approved; no modification proposed.

Nonconforming Uses, Structures, and Lots (Article 10)	**Does the Site Plan Meet the Requirements?**			
	Yes	**No**	**N/A**	**Comments**
Section 1002 Nonconforming Lots – If the subject property is an existing nonconforming lot, do the proposed structures and uses meet the other dimensional standards for the use and zoning district?			X	No verified lot nonconformity is affected by the addition of five light poles.
Section 1003 Nonconforming Uses of Land – If the development is an alteration to an existing nonconforming land use, does it comply with this standard as to not enlarge or increase, or extend to occupy a greater area of land?			X	The previously approved use is not proposed to be enlarged or changed through the lighting amendment.
Section 1004 Nonconforming Structures – Do all proposed changes to existing nonconforming structures on the property not comply with the requirement to not increase the existing nonconformity or nonconformities?			X	No change to an existing building or other identified nonconforming structure is proposed.
Section 1005 Nonconforming Uses of Structures and Land – Does the nonconforming land use within the nonconforming structure or structures comply with these requirements?			X	No change to the approved use or existing building is proposed.

L:\CAD\Projects\2300036\Docs\Planning and Zoning Services\Planning Commission\Site Plan Review\1205 W Wilson Monster Lot