



December 29, 2025

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

RE: Site Plan Review – 14151 N. Saginaw Road – R&R Ready Mix

Dear Mr. Polmanteer:

Per the request of Vienna Charter Township, ROWE Professional Services Company has completed a site plan review of a proposed silo expansion/addition application for the R&R Ready Mix establishment located at 14151 N. Saginaw Road, consisting of Parcel 18-03-400-047. The applicant is proposing a 525 square foot silo expansion at the property. The township received a site plan prepared for R&R Ready Mix (Tim Maguire) and Pumford Construction (Chris Horger-Hill) consisting of four sheets (C1.01, S1.01, S2.01, and S2.02) with dates of December 3rd, 9th, and 15th of 2025, as digitally signed and sealed by Jeff Quider on December 17, 2025.

Based on the information submitted, ROWE offers the following comments for your consideration. These comments are additionally included within the attached checklists, with the outstanding items highlighted and bolded in **yellow**.

Planning Comments

Site Plan Information

We reviewed the plan for compliance with the requirements in the Zoning Ordinance and found the below list of material missing, so compliance cannot be determined.

- **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.**
Pumford Construction and R&R Ready Mix representatives signed the site plan application, however, there is no indication that Pumford Construction is acting as the Owner's legal representative in this application.
- **Sec. 602.1.G – Zoning district and land use of adjacent parcels.**
This information has not been provided.
- **Sec. 602.1.H – The dimensions of all property lines showing the relationship of the property to abutting properties and buildings within 100 feet.**
This information has not been provided.

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- **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.**
Setbacks are not shown on the site plan.
- **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 five feet of the maximum height limit and the grade is not constant, the average grade along each major building face shall be provided.**
Project involves a 525 square foot area of asphalt removal to be replaced with concrete. Township Engineer will confirm comment by the Applicant that the concrete slab on grade will be and is sloped to match the existing grades.
- **Sec. 602.1.K – An inventory of existing vegetation on the site and portrayal of any significant alterations.**
The Planning Commission may find this review an opportunity to create a landscape plan for the property that is in full compliance with the Zoning Ordinance. The Planning Commission may increase, reduce, or waive the requirements outlined herein for general landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the ordinance, and more specifically, with the intent of the Article.
- **Sec. 602.1.L – A landscaping plan with a schedule of plant materials and sizes.**
The Planning Commission may find this review an opportunity to create a landscape plan for the property that is in full compliance with the Zoning Ordinance. The Planning Commission may increase, reduce, or waive the requirements outlined herein for general landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the ordinance, and more specifically, with the intent of the Article.
- **Sec. 602.1.O – An indication of basic drainage patterns, existing and proposed, and including any structures, retention basins, and fencing proposed.**
Project involves a 525 square foot area of asphalt removal to be replaced with concrete. Underground drains are not included in the scope of work for this project. Township Engineer will confirm comment by the Applicant.
- **Sec. 602.1.X – The location of all public and private utilities.**
No utilities information is provided nor information regarding easements. Verify what utilities will be included in the silo expansion project.
- **Sec. 602.1.Z – The location, intensity, height, and orientation of all lighting**
It is unclear what if any lighting will be included with this silo expansion project.

Any changes expected in dust, odor, smoke, fumes, noise, lights, or similar potentially adverse conditions created by the proposed use.

Please include a statement in the application that explains any of these conditions that may exist with the silo expansion.

Zoning Compliance

The following issues or questions related to compliance with the ordinance requirements were identified.

- **Section 507 Exterior Lighting**

Please verify if any lighting will be added and verify compliance with the below standard:

(E.) The distance between the top of any light source and the ground below the structure shall not exceed the following, in each use district:

Height in Feet - Wall Mounted Height in Feet - Pole Mounted:

40' 25'

- **Section 1300.3.A.(1)-(3) General Landscaping**

No additional landscaping is proposed. In consideration of the overall design and impact of the landscape plan, the Planning Commission may increase, reduce, or waive the requirements outlined herein for general landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the ordinance, and more specifically, with the intent of the Article.

- **Section 1300.3.A.(4) General Landscaping**

The Planning Commission may find this as an opportunity to create a landscape plan for the property that is in full compliance with the Zoning Ordinance. Please provide the Planning Commission with 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?

- **Section 1300.3.B Greenbelts**

Please see above.

- **Section 1300.3.D Landscape Berms**

Please see above.

- **Section 1302 Parking Lot Landscaping**

Please see above.

- **Sec. 1305.4 – Fences, Material Specifications**

Please provide a statement regarding placement of any new fences on the property with this application.

Mr. Richard Polmanteer, Planning Commission Chairperson

December 29, 2025

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ROWE Professional Services Company's site 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 wburkholder@rowepsc.com or (810)-341-7500.

Sincerely,
ROWE Professional Services Company

Wade Burkholder, AICP
Senior Planner

Attachments:

Vienna Township – Site Plan Information Checklist 14151 N. Saginaw Road
Vienna Township – Site Plan Zoning Checklist 14151 N. Saginaw Road

cc: Vienna Charter Township Planning Commission

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Vienna Charter Township
SITE PLAN INFORMATION REQUIREMENT CHECK LIST

Applicant Name: Pumford Construction/Chris Horger-Hill
Address: 14151 N. Saginaw Road
R&R Ready Mix site
Received Date: 12/18/2025
Revised Drawing Date: N/A

| 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. | | ✓ | | The Owner signed the application. Please provide an email stating Pumford Construction is acting on behalf of R&R Ready Mix. |
| Sec. 602.1.B – The names, addresses, and telephone numbers of the developers and owners of the property. | ✓ | | | |
| Sec. 602.1.C – All site plans shall bear the seal of a licensed design professional (architect, engineering, surveyor, or landscape architect). | ✓ | | | |
| 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. | | | | |
| Sec. 602.1.E – Parcel numbers and legal descriptions for properties included within the development. | ✓ | | | |
| Sec. 602.1.F – A location map indicating the location of the proposed project relative to nearby streets and other properties. | ✓ | | | |
| Sec. 602.1.G – Zoning district and land use of adjacent parcels. | | ✓ | | Not provided |
| Sec. 602.1.H – The dimensions of all property lines showing the relationship of the property to abutting properties and buildings within 100 feet. | | ✓ | | Not provided |
| 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. | | ✓ | | Setbacks need to be verified. |

| 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.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. | ? | | | This project involves a 525 sq. ft. area of asphalt removal that will be replaced with concrete. |
| Sec. 602.1.K – An inventory of existing vegetation on the site and portrayal of any significant alterations. | | ✓ | | |
| Sec. 602.1.L – A landscaping plan with a schedule of plant materials and sizes. | | ✓ | | |
| Sec. 602.1.M – Cross-section drawings of any walls, berms, fences, or similar structures. | | | ✓ | |
| Sec. 602.1.N – The location and setback from natural features including wetlands, floodplains, streams, drains, swamps, marshes, and unstable soils. | | | ✓ | |
| Sec. 602.1.O – An indication of basic drainage patterns, existing and proposed, and including any structures, retention basins, and fencing proposed. | ? | | | This project involves a 525 sq. ft. area of asphalt removal that will be replaced with concrete. |
| 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. | | | ✓ | |
| Sec. 602.1.Q – Front, rear, and side elevations of a typical proposed structure. | ✓ | | | |
| Sec. 602.1.R – The location and size of containment and storage areas if the use of hazardous substances is involved. | | | ✓ | |
| Sec. 602.1.S – The location of all existing and proposed drives and parking areas. | ✓ | | | |
| Sec. 602.1.T – The location and right-of-way widths of all abutting streets and alleys. | ✓ | | | |
| Sec. 602.1.U – Vehicular traffic and pedestrian features. | ✓ | | | |
| Sec. 602.1.V – Cross section drawings of proposed sidewalks, drives, and parking areas. | | | ✓ | |
| Sec. 602.1.W – Designated fire lanes. | ? | | | Defer to Fire Department. |
| Sec. 602.1.X – The location of all public and private utilities. | | ✓ | | |
| Sec. 602.1.Y – The location, number, dimensions, color, material, and lighting of signs. | | | ✓ | |

| 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.Z – The location, intensity, height, and orientation of all lighting. | | ? | | Please verify. |
| 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. | ✓ | | | |
| Sec. 602.1.BB – The Planning Commission and Zoning Administrator may request additional information necessary to evaluate the proposed development. | | | | |
| 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. | | | ✓ | |
| B. Hours of operation. | | | ✓ | |
| C. Any changes expected in dust, odor, smoke, fumes, noise, lights, or similar potentially adverse conditions created by the proposed use. | ? | | | Please verify. |
| D. Modifications to land changing vegetative cover, drainage patterns, earth work, or other potential hazards. | | | ✓ | |
| E. Any ancillary improvements proposed to remedy or prevent potential nuisances or conflicts with adjacent land uses. | | | ✓ | |
| 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. | ✓ | | | |

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Vienna Charter Township
SITE PLAN ZONING COMPLIANCE CHECKLIST

Applicant Name: Pumford Construction/Chris Horger-Hill
Address: 14151 N. Saginaw Road
R&R Ready Mix site
Received Date: 12/18/2025
Revised Drawing Date: N/A

| Permitted Uses (Article 3) | | | | |
|--|----------------|---|---------------------------|---------------------|
| Proposed use: | Silo Expansion | Zoning District: | I-1 | |
| Is the proposed use permitted in the district which it is located? | | By Right | ✓ | By Special Land Use |
| Dimensional Requirements (Section 305) | | Ordinance Standards | Proposed Site Plan | |
| Minimum Lot Area (acres [sq. ft. if <1 acre]) | | 12,000 sq. ft. | 252,648 sq. ft. | |
| Minimum Lot Width (ft.) | | 200' | Approx. 560' | |
| Minimum Setbacks - Front (Direction) | | 40' (E) | Approx. 180' | |
| - Side (Direction) | | 60'* (N) | Approx. 255' | |
| - Side (Direction) | | (S) | Approx. 215' | |
| - Side (Total) | | 60''* | | |
| - Rear (Direction) | | 100'* (W) | Approx. 300' | |
| Minimum Total Square Feet (sq. ft.) | | 2000 sq. ft. | | |
| Maximum Building Height (ft. and stories) | | 80'/5 | 65'10" | |
| Are there any additional dimensional requirements per the zoning district? | | <p>* I-1 setback restrictions when abutting residential property 100'.</p> <p>A. Where public sanitary sewer is not available, the minimum lot size shall be one acre. Where public water is not available, the minimum lot size shall be 15,000 square feet. Where public sanitary sewer or public water is not available, the minimum lot width shall be 90 feet in the R-1 Single Family district.</p> <p>B. 10 feet each side if detached; may be attached to another business with approved firewall construction between; 20 feet if abutting a residential district (both main & accessory bldg.).</p> <p>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 & accessory bldg.).</p> <p>Per Section 502.H. a site plan review is required.</p> <p>Sec. 601. When a site plan is required. 1. A site plan is not required prior to establishment of the following structures and uses. A zoning permit is required. See Sec. 1210.</p> <p>E. The addition of an accessory structure to any existing commercial or industrial use so long as the structure meets all standards in the zoning ordinance. (This clause in Section 601 applies for one accessory structure of not more than 150 square feet).</p> | | |

| 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? | ✓ | | | 3. Final grades shall be determined by the building inspector. | | | | | | | | | | |
| Section 502 Accessory Buildings and Structures – Do the proposed accessory buildings or structures comply with the standards of this section? | ✓ | | | H. One accessory building or structure of not more than 150 square feet may be erected on any parcel in the Commercial (C-1, C-2,) or Industrial (I-1) zoning district, with a zoning permit. Additional accessory buildings must complete site plan review per ARTICLE 1. | | | | | | | | | | |
| Section 503 Residential Occupancy – Will any proposed temporary residential structures be used only for short-term occupancy? | | | ✓ | | | | | | | | | | | |
| Section 504 Access Management – Does the proposed use comply with the access management standards set forth in this section? | ✓ | | | | | | | | | | | | | |
| 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? | | | ✓ | | | | | | | | | | | |
| Section 506 Entranceway Structures – Do the proposed entranceway structures comply with this provision and Section 505, if applicable? | | | ✓ | | | | | | | | | | | |
| Section 507 Exterior Lighting – Do the proposed lighting fixtures, including intensity, design, and placement on the photometric plan comply with these standards? | ? | | | <p>Please verify if any lighting will be added and verify compliance with the below standard</p> <p>E. The distance between the top of any light source and the ground below the structure shall not exceed the following, in each use district:</p> <p>Height in Feet - Wall Mounted Height in Feet - Pole Mounted</p> <table> <tr> <td>20 -12</td> <td>R1-A, R-1, R-2</td> </tr> <tr> <td>MH</td> <td></td> </tr> <tr> <td>25 -15</td> <td>O-1, C-1</td> </tr> <tr> <td>35 - 18</td> <td>C-2</td> </tr> <tr> <td>40- 25</td> <td>I-1</td> </tr> </table> | 20 -12 | R1-A, R-1, R-2 | MH | | 25 -15 | O-1, C-1 | 35 - 18 | C-2 | 40- 25 | I-1 |
| 20 -12 | R1-A, R-1, R-2 | | | | | | | | | | | | | |
| MH | | | | | | | | | | | | | | |
| 25 -15 | O-1, C-1 | | | | | | | | | | | | | |
| 35 - 18 | C-2 | | | | | | | | | | | | | |
| 40- 25 | I-1 | | | | | | | | | | | | | |
| Section 508 Screening of Rooftop Equipment – Do all proposed roof-mounted equipment comply with these standards? | ✓ | | | | | | | | | | | | | |

| General Provisions (Article 5) | Does the Site Plan Meet the Requirements? | | | |
|--|---|----|-----|--|
| | Yes | No | N/A | Comments |
| Section 509 Waste Receptacles – Is the space provided for one or more dumpsters compliant with these requirements, if applicable? If a residential use, does the accessory dumpster comply with this requirement? | ✓ | | | |
| 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 any features proposed within the setback temporary recreational uses or fences in accordance with this standard? | | | ✓ | |
| 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? | | | ✓ | |
| Section 511.5 Supplementary Environmental Regulations – Are any elements of the development within a FEMA-designated floodway, floodplain, or Special Flood Hazard Area? If so, do they comply with these requirements? | | | ✓ | |
| 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? | | | ✓ | |
| Section 513 Zoning Lot – If the subject property is on two contiguous parcels, are they under common ownership? | | | ✓ | |
| 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? | | ✓ | | Height of the silo as proposed is approximately 65 feet. |
| Section 517 Lot Width and Ratio – Does the property have a depth-width ratio less than 4:1? | | | ✓ | |
| Section 518 Lots Adjoining Alleys – Are there any alleys or lanes adjacent to the property that are subject to this standard? | | | ✓ | |
| 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? | | | ✓ | |
| Section 519.5 Yard Regulations – If applicable, does the water-fronting yard of the property comply with this standard? | | | ✓ | |
| Section 520 Required Water Supply and Sanitary Sewerage Facilities – Does the site have access to potable water supply and sewerage facilities? | ✓ | | | |

| General Provisions (Article 5) | Does the Site Plan Meet the Requirements? | | | |
|--|---|----|-----|----------|
| | Yes | No | N/A | Comments |
| Section 521 Pathways and Sidewalks – Do the proposed pathways or sidewalks comply with this standard? | ✓ | | | |
| Section 522 Road Frontage Requirements – Does the property front a public or private road with the requisite frontage length for its zoning district? | ✓ | | | |
| Section 523 Private Roads – Do the proposed private roads comply with these standards? | | | ✓ | |

| Use Requirements – [Accessory Structure] (Section 309) | Does the Site Plan Meet the Requirements? | | | |
|---|---|----|-----|-------------------------|
| | Yes | No | N/A | Comments |
| A. Accessory Building and Structures A use that is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as the principal use to which it is related. When "accessory" is used in the text, it shall have the same meaning as "accessory use." An "accessory use" includes, but is not limited to, swimming pools, domestic or agricultural storage, storage of merchandise or goods related to the principal use, off-street parking areas, and private solar energy collectors. | ✓ | | | No parking requirements |

| Parking and Loading Requirements (Article 4) | | | |
|--|--------------------|--------------------|--|
| Use: | | | |
| Use Requirements | Ordinance Standard | Proposed Site Plan | |
| Parking Spaces (Section 309) | N/A | N/A | |
| Barrier Free Space (ADA Standards) | N/A | N/A | |
| Loading Space (Section 403) | N/A | N/A | |

| 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? | | | ✓ | |
| 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? | | | ✓ | |
| 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? | | | ✓ | |

| Parking and Loading Requirements (Section 401) | Does the Site Plan Meet the Requirements? | | | |
|--|---|----|-----|----------|
| | Yes | No | N/A | Comments |
| Section 401.O Parking Deferment – Does the minimum number of spaces appear to be excessive for what would satisfy demand for the land use? | | | ✓ | |
| Section 402 Parking Space Layout – Do the proposed parking spaces comply with the following requirements or meet the following exceptions? | | | ✓ | |
| 1. Residential Exception – Are the parking spaces exempt from Section 402 as part of a single- or two-family residential land use? | | | ✓ | |
| 3. Ingress and Egress – Do the ingress and egress points for the parking areas meet these requirements? | | | ✓ | |
| 4. Layout Standards – Do parking spaces and maneuvering lanes meet these requirements? | | | ✓ | |
| 5. Exterior Lighting – Does the exterior lighting for the parking areas meet the standards of Section 507? | | | ✓ | |
| 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? | | | ✓ | |
| Section 403 Off-Street Loading and Unloading – Do the proposed loading and unloading spaces meet the following requirements? | | | ✓ | |
| 1. Number of Spaces – Does the site have the required minimum number of loading spaces? | | | ✓ | |
| 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 (6) feet in height? | | | ✓ | |
| 3. Access – Do the loading and unloading areas provide trucks sufficient access as to not have to back from or onto a public street? | | | ✓ | |

| 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? | ? | | | No additional landscaping is proposed. In consideration of the overall design and impact of the landscape plan, the Planning Commission may increase, reduce, or waive the requirements outlined herein for general landscaping, or for landscaping in greenbelt areas, on berms, or as part of a screen, provided that any such adjustment is in keeping with the intent of the ordinance, and more specifically, with the intent of the Article. |
| 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? | ? | | | See above |
| Section 1300.3.B Greenbelt Buffer – Do the proposed greenbelts comply with these standards? | | | ✓ | |
| Section 1300.3.D Landscape Berms – Do the proposed berms comply with these standards? | | | ✓ | |
| 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? | | | ✓ | |
| Section 1300.3.F Mechanical Equipment – Are the proposed mechanical equipment areas designed, located, and screened in accordance with these standards? | | | ✓ | |
| 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? | | | ✓ | |
| 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? | | | ✓ | |
| Section 1301.1 Plant Material Spacing – Do the proposed plant materials comply with the maximum spacing and staggering requirements of this Section? | | | ✓ | |
| 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? | | | ✓ | |

| Landscaping, Screening, and Walls (Article 13) | Does the Site Plan Meet the Requirements? | | | |
|---|---|----|-----|---------------------|
| | Yes | No | N/A | Comments |
| Section 1302 Parking Lot Landscaping – Does the proposed parking lot landscaping comply with these standards? | | | ✓ | |
| Section 1303 Screening Walls – Do the screening walls or fence comply with these standards for the adjacent land uses and zoning districts? | | | ✓ | |
| Section 1304 Compliance for Nonconforming Sites – Does the proposed screening and landscaping bring the site into conformity, if current landscaping and screening is nonconforming? | | | ✓ | |
| Section 1305 Fences – Do the proposed fences comply with the following standards? | | | ✓ | No fences proposed. |
| 3. Design Requirements – Are the fences designed to with an appearance and height that comply with the applicable standards for the district or use? | | | ✓ | |
| 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? | | | ✓ | |
| 5. Location – Does the location of all fences on the site comply with these standards? | | | ✓ | |

| Landscaping Requirements (Article 13) | | | |
|---------------------------------------|---|--------------------|--------------------|
| Use: | Use Requirements | Ordinance Standard | Proposed Site Plan |
| Greenbelt (Sec. 1300.3.B) | Planning Commission may increase, reduce, or waive the requirements outlined in this chapter. | | None |
| Landscape Berms (Sec 1300.3.D) | See above. | | None |
| Parking Lot (Sec 1302) | See above. | | None |

| 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? | | | ✓ | |
| 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? | | | ✓ | |
| 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? | | | ✓ | |

| Nonconforming Uses, Structures, and Lots (Article 10) | Does the Site Plan Meet the Requirements? | | | |
|--|--|-----------|------------|-----------------|
| | Yes | No | N/A | Comments |
| Section 1005 Nonconforming Uses of Structures and Land – Does the nonconforming land use within the nonconforming structure or structures comply with these requirements? | | | ✓ | |

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