

**LA Fitness:
Neighborhood Meeting for Conceptual Site Plan**

Issues and Concerns

The following issues and concerns were identified at the first neighborhood meeting on June 21, 2011. At the second meeting on October 27, 2011, the applicant presented a revised site plan and provided responses to the issues and concerns.

| Issue/Concern | Applicants response/ Agreed upon solution |
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| <p>Building Location and Layout</p> <ul style="list-style-type: none"> • Considered pros and cons of moving building closer to Oracle Road, with more parking in rear. When neighbors asked if they wanted to see the building moved forward, there was not a consensus to support that. • Use split level floor plan? | <ul style="list-style-type: none"> • The building is in the same west-east location. Building is now positioned further to the south. • Applicant: split level floor plan cannot be accommodated by the building program. |
| <p>Pad Elevation/Building Height</p> <ul style="list-style-type: none"> • Can building and rear parking area be lowered by another two more feet? Other neighbors requested that it be lowered by 12-15 feet. • Staff asked applicant to explore lowering building an additional two feet. • Would like to see site poles to demonstrate building height. | <ul style="list-style-type: none"> • Applicant lowered the building by two feet. • Applicant agreed to provide story poles. Storey poles were provided on the site to indicate top of building and architectural feature. |
| <p>Traffic</p> <ul style="list-style-type: none"> • Concern about cut-through traffic on N. Riviera • Can access onto Hardy Road be eliminated? | <ul style="list-style-type: none"> • Applicant: open to recommended signing/marketing/reasonable movement restrictions to address traffic concern. • Access onto Hardy Road is needed due to signal there. |
| <p>Lighting</p> <p>Concerned about lighting impact, particularly at night. Lighting should be softer, directed downward.</p> <p>Neighbors to east: lighting within 130 feet of project line shall not exceed lesser of 10 feet high or code.</p> | <ul style="list-style-type: none"> • Applicant: Will be no need for lighting behind building. Will provide 15 foot high poles within 150 feet of residential area, cut off fixtures. |
| <p>Parking</p> <ul style="list-style-type: none"> • Want to see no parking at rear of building due to noise, lighting concerns. • Staff: want parking to meet but not exceed | <ul style="list-style-type: none"> • Most parking at rear of building eliminated and replaced with landscaped area. |

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| <p>code requirements.</p> <ul style="list-style-type: none"> • Provide terracing in front parking lot with landscape screen (staff). | <ul style="list-style-type: none"> • Parking will meet but not exceed code. • Parking in front lot is terraced. |
| <p>Eastern edge treatment</p> <ul style="list-style-type: none"> • Do not provide slope edge treatment like at Pulte site. • Provide dense, vegetated 30 foot buffer, 6 foot high wall | <ul style="list-style-type: none"> • Four foot terracing required for grading exception. <p>30 foot landscaped buffer will be provided. Site retaining walls will undulate, on average 20-24 feet from property line.</p> |
| <p>Architecture Do not like metal crown architectural feature.</p> | <p>Crown replaced with new architectural feature. Total height of architectural feature is five feet; building height is 30 feet.</p> |
| <p>Crime What is the crime rate at other LA Fitness facilities?</p> | <p>Applicant: infrequent car break ins at other LA Fitness facilities are on par with other commercial projects.</p> |
| <p>Water Booster Site Concern about view of water booster site</p> | <p>OV Water Utility withdrew this request.</p> |
| <p>Hours of operation Concern about late hours of operation.</p> | <p>Applicant agreed to close facility at 11:00 pm.</p> |
| <p>Refuse storage Located near rear of property.</p> | <p>Applicant stated this may be revised, if necessary.</p> |
| <p>Wildlife Access Walls/fencing include gaps that should be made impermeable.</p> | <p>No response noted in meeting summary. Staff will discuss with applicant.</p> |
| <p><u>Letter from neighbors to north:</u> Staff should review all conditions from previous DP approval for the site, which included natural drainage area.</p> <ol style="list-style-type: none"> 1. Building height at rear of southeast building not to exceed 21 feet at southeast corner 2. Drainage/rainwater harvesting channel with rock riprap 3. 30 foot dense vegetative buffer east of wall with 6 foot high screen wall 4. Mitigation of buffel grass 5. Sidewalk on south side of project 6. All cuts exceeding six feet have minimum four foot landscaped terrace 7. Landscape and architectural plans brought to TC for review, possible action 8. Non-reflective colored roof 9. Provide enhanced landscaping in strategic areas (east side buffer yard) 10. Positioning and screening of rooftop | <ol style="list-style-type: none"> 1. The proposed building height is 25 feet. 2. If drainage, would be passive or rainwater harvesting basin. 3. Applicant proposes 20-24 foot vegetated buffer to east and solid wall with view panels 4. Elimination of buffelgrass can be added as a condition 5. Sidewalk will be provided along Hardy Road. 6. Four foot terracing is a requirement for a grading exception. 7. Conceptual Architecture requires Town Council approval 8. Non-reflective roof is a code requirement |

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| <p>mechanical on south building. 11. Avoid excessive slopes in parking lot 12. Provide shielded lighting, lighting should only be viewed from Oracle Road.</p> | <p>9. Proposed landscape buffer to meet code requirements. 10. Screening rooftop mechanical from view is a code requirement. 11. Parking lot slopes meet ADA requirements. 12. 15 foot high lighting will be provided within 150 feet of residential areas.</p> |
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Unresolved Issues and Concerns:

Pad Elevation/Building Height:

In regard to this concern, the applicant has cited their concerns about the additional engineering and construction costs, as well as the costs for earth removal, that would be entailed by lowering the building pad further.