

Welcome to the February 16, 2026 Development & Planning Council Subcommittee

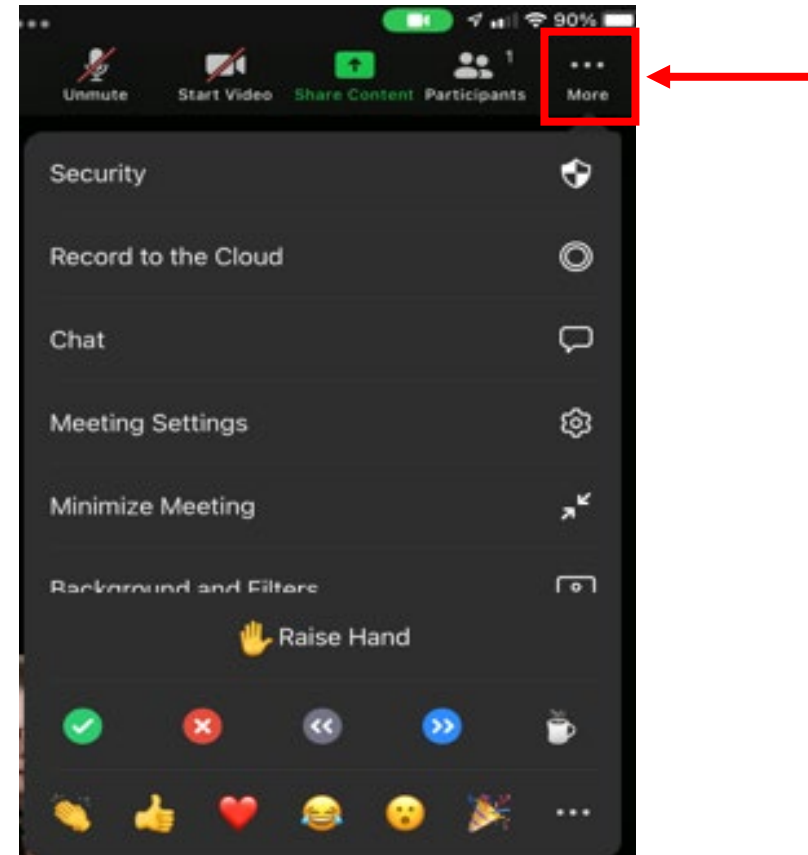
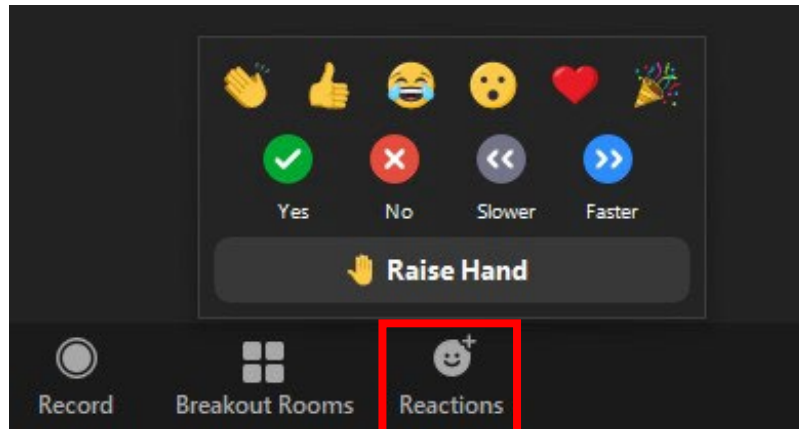
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting.
- If you would like to comment, please raise your hand to indicate you wish to speak. The Subcommittee Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



Item #1 – Oaks on Grand Accessory Structure

To participate on this item:

- The Subcommittee Chair will first have staff present explain the project.
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When you unmute – please state your name and address for the record before you make your comments.

Oaks on Grand
Master Plan
2020



- 01 BUILDING 1 - OFFICE & WAREHOUSE
- 02 BUILDING 2 - OFFICE
- 03 BUILDING 3 - OFFICE (FUTURE)



Building 01



Building 02



- Oaks on Grand 2020 Master Plan indicated maintenance building attached to an office building
- Spring/summer 2024, Oaks on Grand desired maintenance building detached from the primary building
- City code did not allow detached accessory structures in a front yard
- Instead of granting a special exception to this one property, the following code language, which would be applied across the city, was discussed with this Subcommittee

9-14-6(C)(7):

*7. In non-residential zoning districts, detached accessory building(s) may only be located in a front yard or placed forward of the front plane of the principal building when the accessory building **is consistent in design with an adjacent principal structure on the subject property and visually presents as a primary structure**. These structures shall emulate the exterior architecture and characteristics of buildings in the specific district in which the facility is located, including four-sided design, materials and colors. One (1) entrance and one (1) exit overhead door shall be allowed. Whenever possible, these features shall not be located on the façade(s) facing a roadway and/or which face residentially zoned or developed property, especially single-family dwellings.*

- Staff report notes that the Subcommittee was supportive of the language but wanted confirmation that the developer was in agreement with constructing as the language required. The staff report indicates that a member of the developer's design team provided agreement with the provision
- The code amendment was adopted in August 2024

Key design details of the primary buildings:

- Horizontal building mass, with extended roof overhangs and vertical exterior cladding design
- Glazing on the building is a significant exterior element of the primary buildings
- Glazing is used as a full height vertical design element on the building extending from floor to the underside of the roof eaves
- The primary materials of the buildings are glass, metal panel, wood or faux wood (metal) panel.

Staff concerns with the proposed design of the accessory structure and compliance with code:

- On the proposed building, other than the overhead doors, glazing only accounts for at most 22% on only one side of the structure and 7% and less on two sides – primary buildings within the development have 70-90% glazing on wall facing the pond and 30-50% glazing on all other sides of the buildings
- Window glazing not extending from floor to underside of roof overhangs – only 10-foot height of window glazing proposed with composite panel shown above of the top of windows on the accessory structure
- Use of composite material on the building which is not used on the primary buildings
- The use of the composite material does not read as an extension of the vertical windows up to the underside of the eave/roof overhangs and it does not read as a substitute for vertical glazing on the other facades of the building

Building 1 Approved Elevations

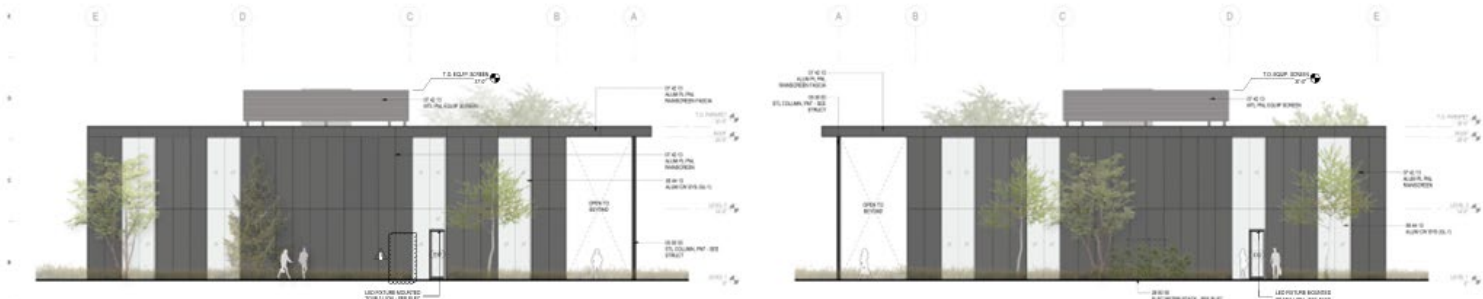
EXTERIOR MATERIAL PALETTE



01 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0" (1:30.48)



02 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0" (1:30.48)



03 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0" (1:30.48)



04 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0" (1:30.48)



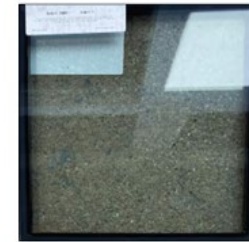
ALUMINUM PLATE PANEL RAINSCREEN
FINISH: PPG DURANAR TWO COAT FLUOROPOLYMER
COLOR: COSMIC GREY MICA
CONCEALED FASTENERS



WOOD CLADDING
PRODUCT: RE-SAWN TIMBER CO - AB000
SIZE: 5.3/8" (W) x 8" to 16" (L)



EXTERIOR STEEL COLUMNS
FINISH: HIGH PERFORMANCE COATING
COLOR: MATCH ALUM PLATE RAINSCREEN



GLAZING
PRODUCT: VIRACON VE-2M CLEAR INSULATED GLASS



EQUIPMENT SCREEN
PRODUCT: CENTRIA PANEL - BR5-36
COLOR: DARK GREY FINISH
EXPOSED FASTENERS

- East Elevation: Glazing ~ 2,800sqft (39%)
- West Elevation: Glazing ~ 5,226sqft (72%)
- North Elevation: Glazing ~ 746sqft (30%)
- South Elevation: Glazing ~ 746sqft (30%)

Building 2 Approved Elevations



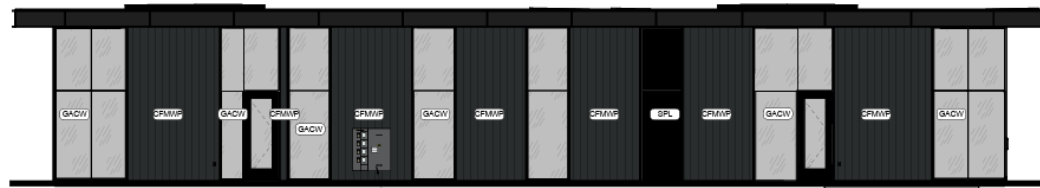
1 **COLOR - NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



1 **COLOR - SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



4 **COLOR - EAST ELEVATION**
SCALE: 3/16" = 1'-0"



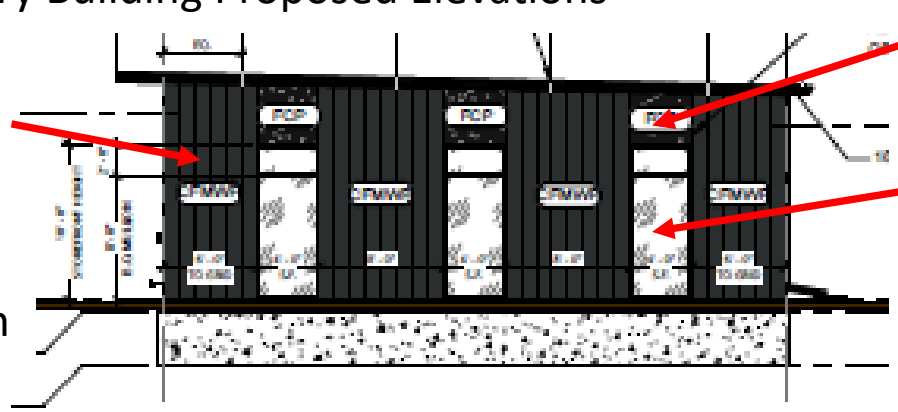
2 **COLOR - WEST ELEVATION**
SCALE: 3/16" = 1'-0"

VENEER CALCULATIONS:

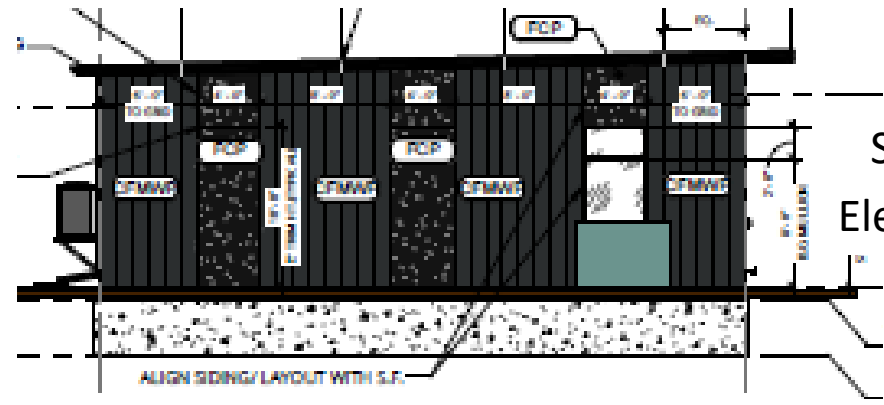
MATERIAL	AREA	PERCENTAGE
NORTH ELEVATION:		
MAC METAL HARRYWOOD PLUS	691.25 SF	42%
GLAZING	950.25 SF	58%
SPANDREL PANEL	0 SF	0%
TOTAL:	1,641.5 SF	100%
SOUTH ELEVATION:		
MAC METAL HARRYWOOD PLUS	0 SF	0%
GLAZING	1534.17 SF	93%
SPANDREL PANEL	107.33 SF	7%
TOTAL:	1,641.5 SF	100%
EAST ELEVATION:		
MAC METAL HARRYWOOD PLUS	618.33 SF	51%
GLAZING	589.17 SF	49%
SPANDREL PANEL	0 SF	0%
TOTAL:	1,207.5 SF	100%
WEST ELEVATION:		
MAC METAL HARRYWOOD PLUS	618.33 SF	51%
GLAZING	533.17 SF	44%
SPANDREL PANEL	56 SF	5%
TOTAL:	1,207.5 SF	100%

Accessory Building Proposed Elevations

North Elevation

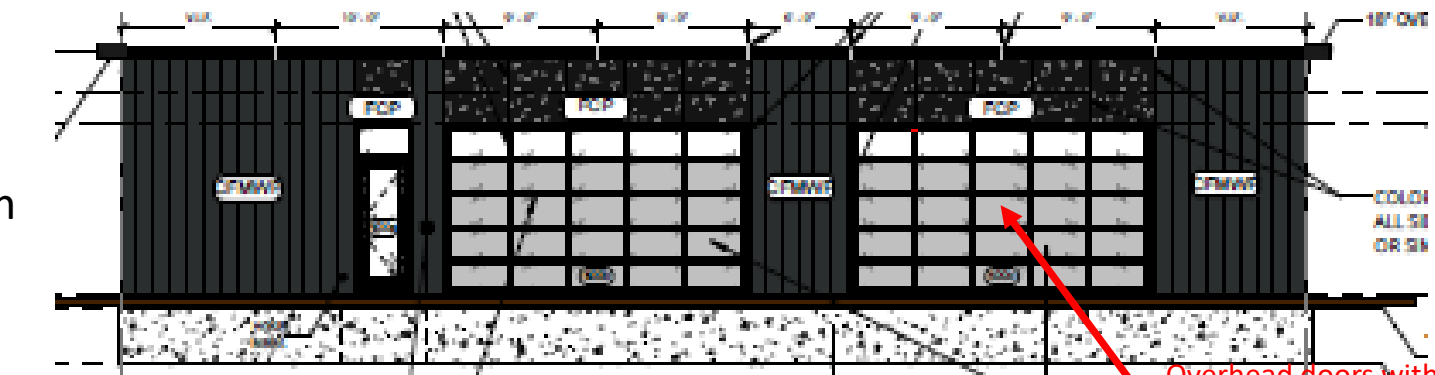


Black Fiber Cement Panel
Aluminum Storefront windows



South Elevation

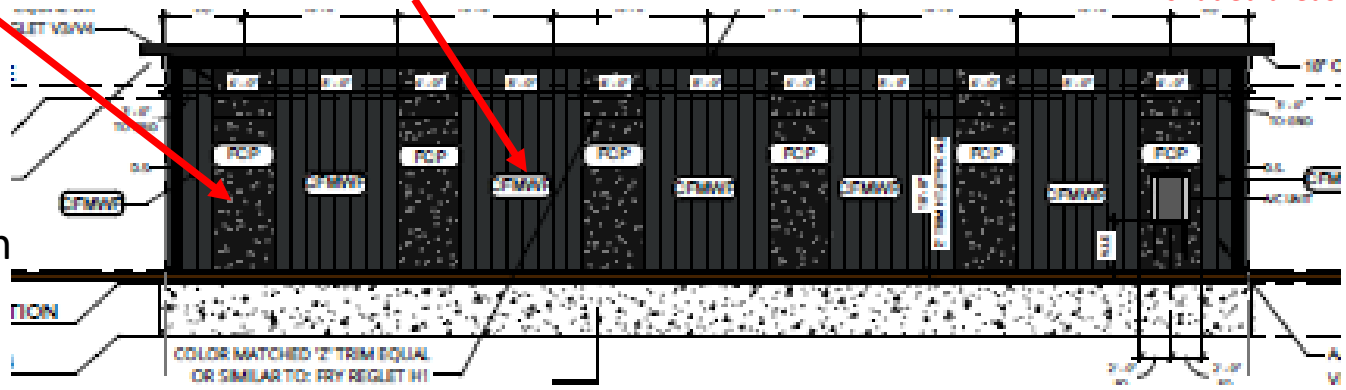
East Elevation



Overhead doors with translucent film on shaded areas

Black Fiber Cement Panel
Black Metal Panel

West Elevation



VENEER CALCULATIONS:

MATERIAL	AREA	PERCENTAGE
NORTH ELEVATION:		
MAC METAL HARRYWOOD PLUS	379 SF	70%
FIBER CEMENT PANELS	43 SF	8%
GLAZING/ OHD	0 SF	0%
S.F. GLAZING	120 SF	22%
TOTAL:	542 SF	100%
SOUTH ELEVATION:		
MAC METAL HARRYWOOD PLUS	379 SF	70%
FIBER CEMENT PANELS	123 SF	23%
GLAZING/ OHD	0 SF	0%
S.F. GLAZING	40 SF	7%
TOTAL:	542 SF	100%
EAST ELEVATION:		
MAC METAL HARRYWOOD PLUS	430 SF	44%
FIBER CEMENT PANELS	158 SF	16%
GLAZING/ OHD	360 SF	37%
S.F. GLAZING/ DOOR	34 SF	3%
TOTAL:	982 SF	100%
WEST ELEVATION:		
MAC METAL HARRYWOOD PLUS	603 SF	66%
FIBER CEMENT PANELS	315 SF	34%
GLAZING/ OHD	0 SF	0%
S.F. GLAZING	0 SF	0%
TOTAL:	918 SF	100%

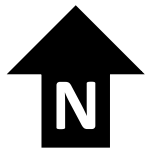
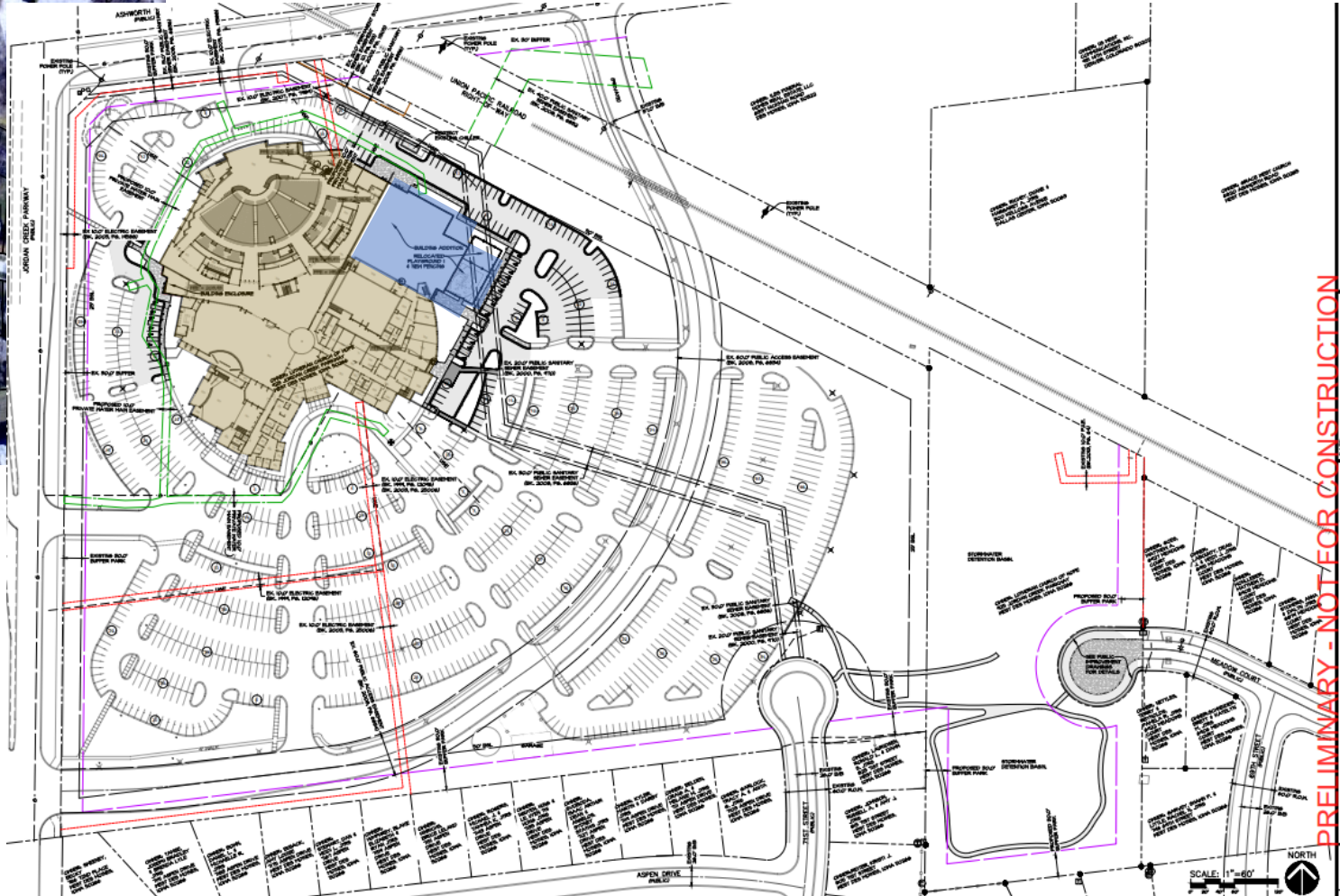
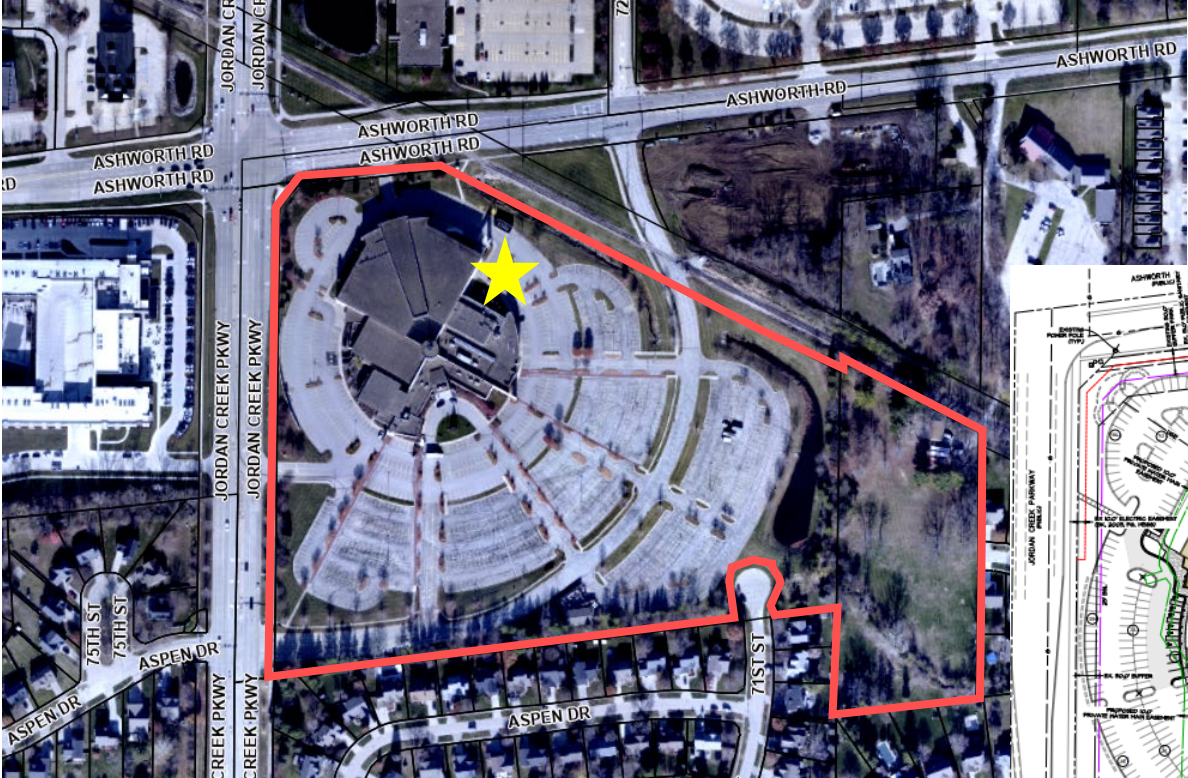
Upcoming Projects

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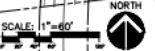
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Item a: Lutheran Church of Hope



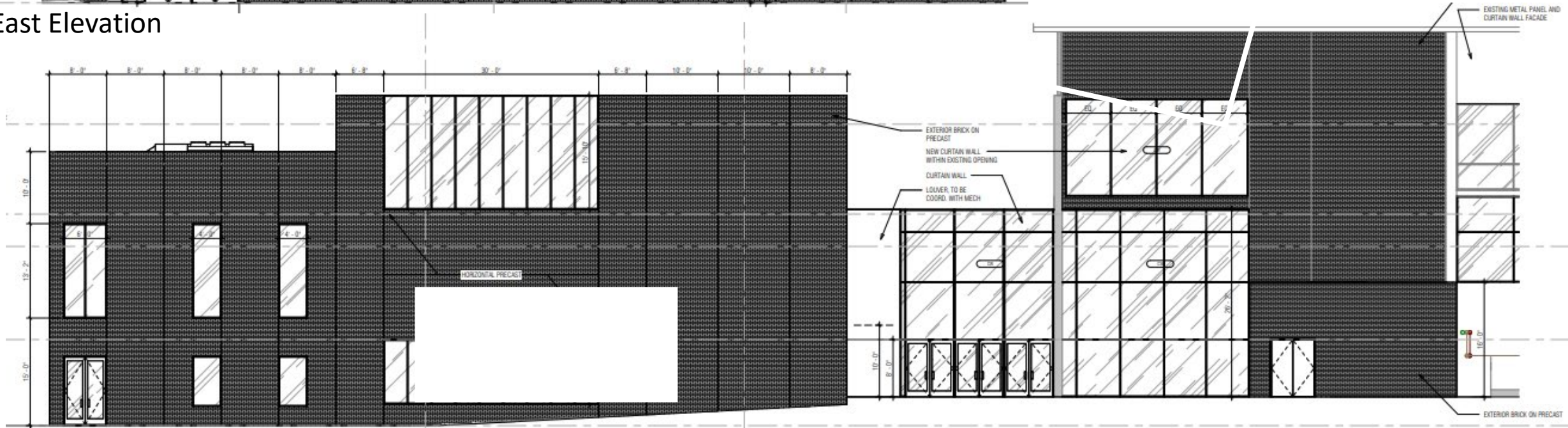
PRELIMINARY - NOT FOR CONSTRUCTION



Item a: Lutheran Church of Hope

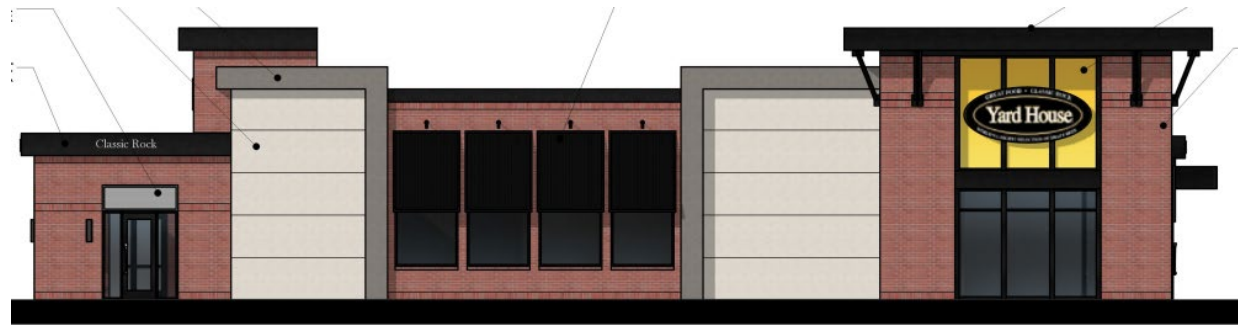


East Elevation

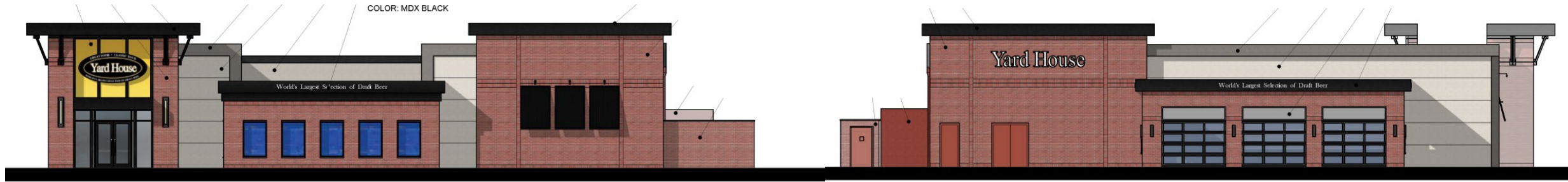


North Elevation

Item b: Yard House

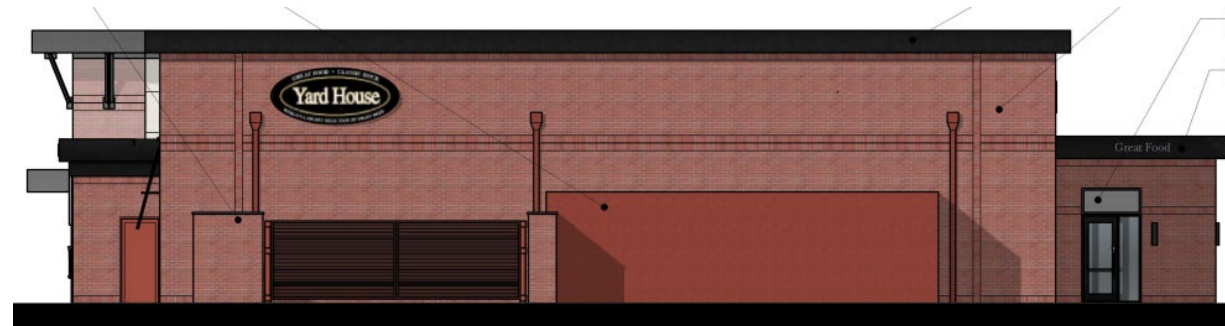


North Elevation

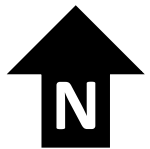


West Elevation

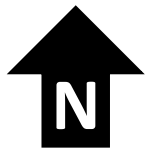
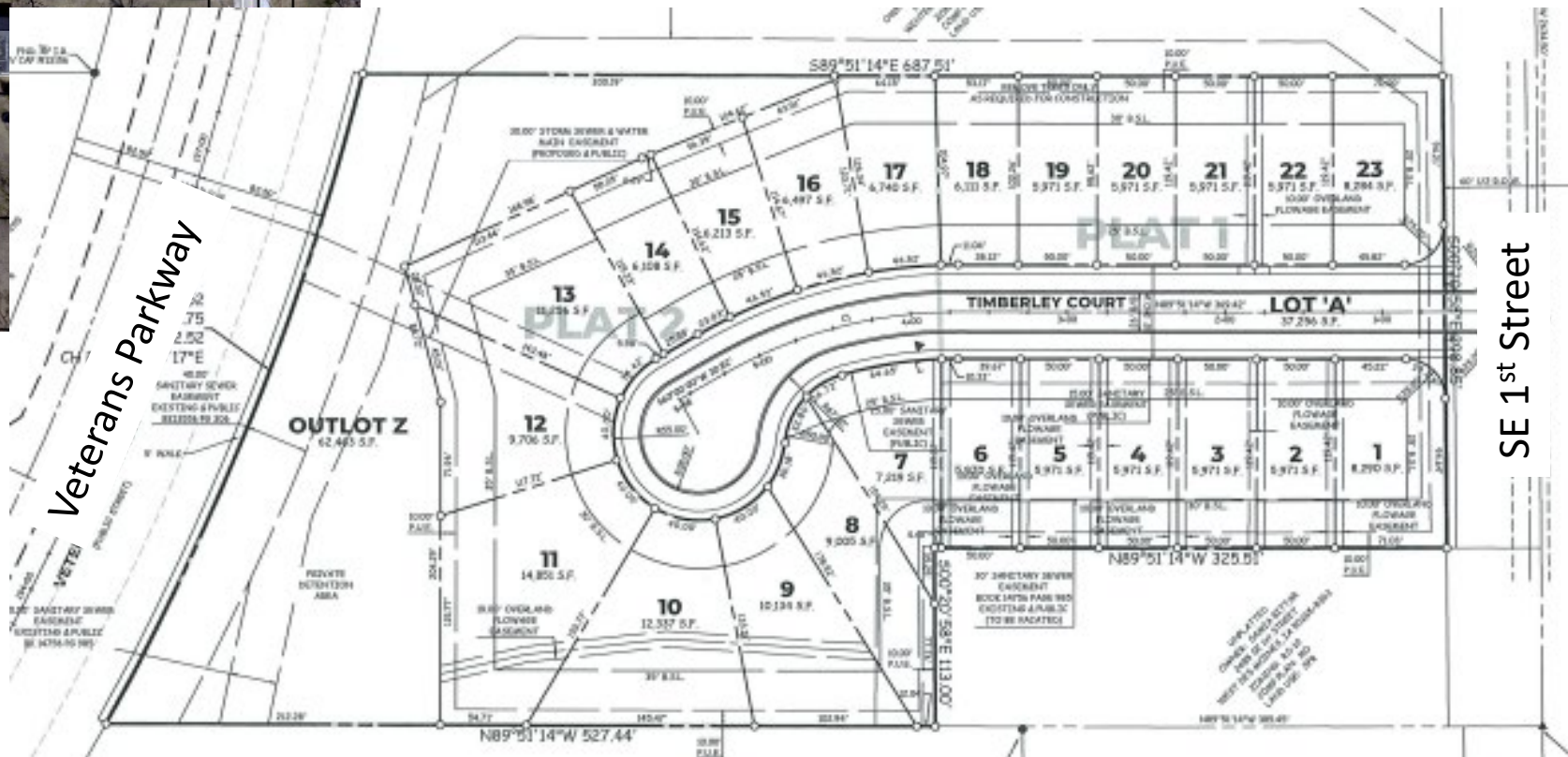
East Elevation



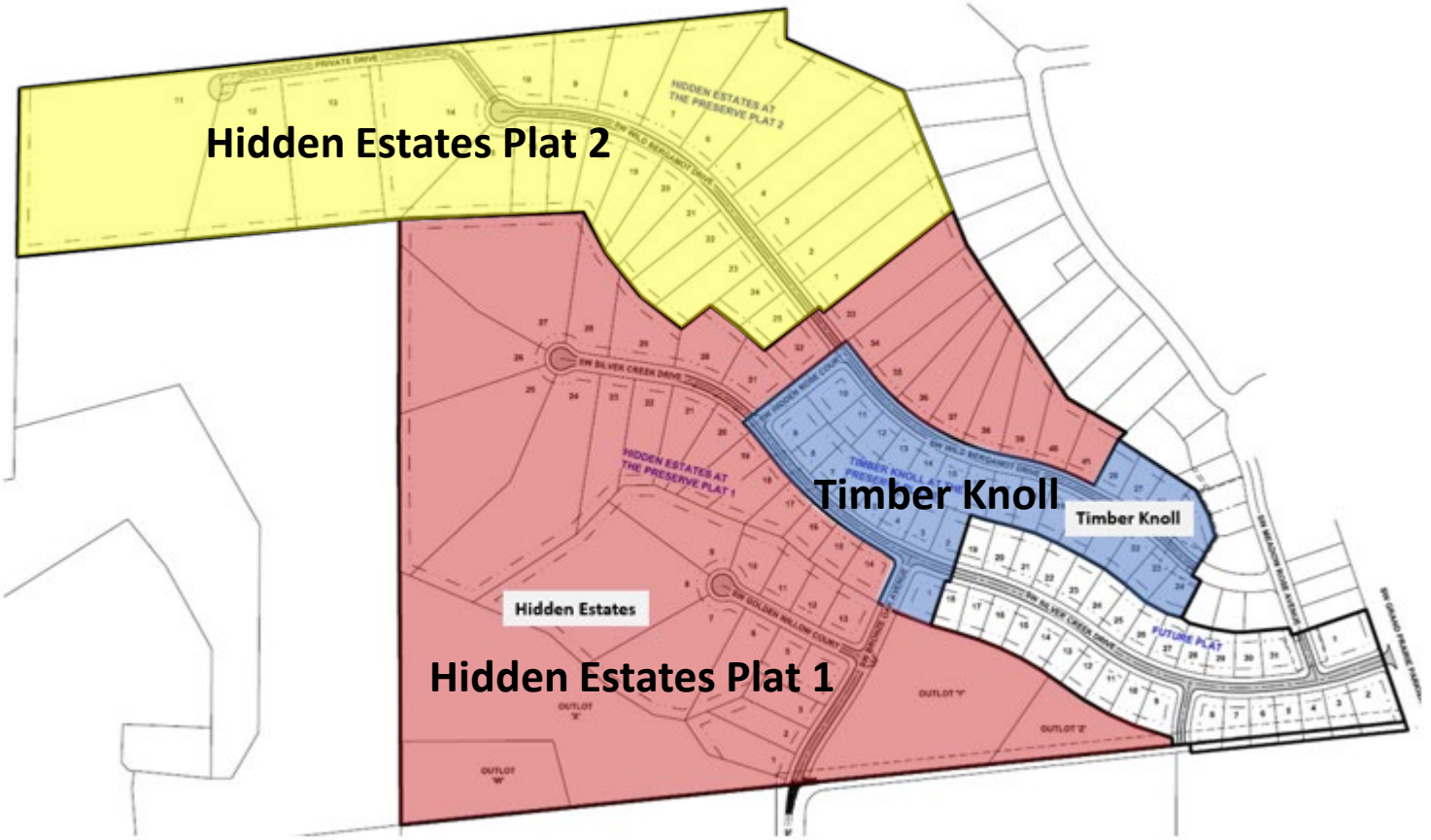
South Elevation



Item c: Cross Creek Preliminary Plat



Item d: Hidden Estates at the Preserve Plat 2



Item e: Lounsbury Grand West Zone Change



Repeal Suite Shots PUD

Assign straight Community Commercial (CMC) Zoning
City code regulations will govern development of the site

