

MARKED AGENDA

ADMINISTRATIVE APPLICATION REVIEW COMMITTEE

September 20, 2006 @ 9:30 a.m.
Planning Department Conference Room

1. INTRODUCTORY ITEM:

Jennifer **S-06-112 (Revised)**

PROJECT: Edinburgh West

PROPOSAL: A preliminary subdivision of 7 commercial lots and 1 residual commercial lot on 74.056 acres.

LOCATION: South east corner of Hillcrest Parkway and Edinburgh Parkway

TAX MAP SECTION/PARCEL: 0730000001700

7-18-07 APPROVED with the plan date-stamped July 3, 2007 and with the following stipulations:

1. A waiver was granted on July 12, 2007 for the lot frontage requirement of 50 feet. (Waiver attached.)
2. The right-of-way dedication along Hillcrest Parkway shall be based on Edinburgh PUD criteria and determined at construction plan review in accordance with the Department of Public Works or designee.
3. In accordance with PUD Design Standards, Section IV. B.6(f and g), continuous internal pedestrian walkways, no less than 8 feet in width, shall be provided from the public sidewalk or right-of-way to the principal entrance of all principal buildings on the site, including outparcels. As an advisory comment, each building on the outparcels shall be oriented to the public street and the walkway described above shall be provided from the sidewalk to the building.

Jennifer [SP-06-07](#)

PROJECT: Edinburgh Wal-Mart

APPLICANT: Wal-Mart

AGENCY: Kimley-Horn and Associate, Inc.

PROPOSAL: Preliminary site plan for a 217,812 square foot Wal-Mart Supercenter on 23.93 acres.

LOCATION: South east corner of Hillcrest Parkway and Edinburgh Parkway

TAX MAP SECTION/PARCEL: 0730000001700

[2-14-07](#) **APPROVED with the plan date-stamped December 27, 2006 and with the following stipulations:**

1. All parking lot landscaped islands shall be 4 parking spaces. Increase the size of the islands as indicated on the marked-up site plan.
2. The landscape buffer along Edinburgh Parkway and the back of Wal-Mart shall match the buffer used at the rear of the Target (type and caliper of trees and shrubs).
3. For the entire site, the caliper of all trees shall replicate the size used at the Target. Plant material shall be selected based on the PUD criteria.
4. Provide a detailed plan for the irrigation system.
5. The Planning Department shall review the details of the pocket park including the benches, pergolas, and public art to be used. Staff highly recommends the incorporation of the city's new icon, the blue heron, into the design of the pocket park. Information on the City's Blue Heron Project is attached.

Public comments regarding these applications must be received no later than Tuesday, September 19, 2006, in order to be considered at this review committee meeting.