

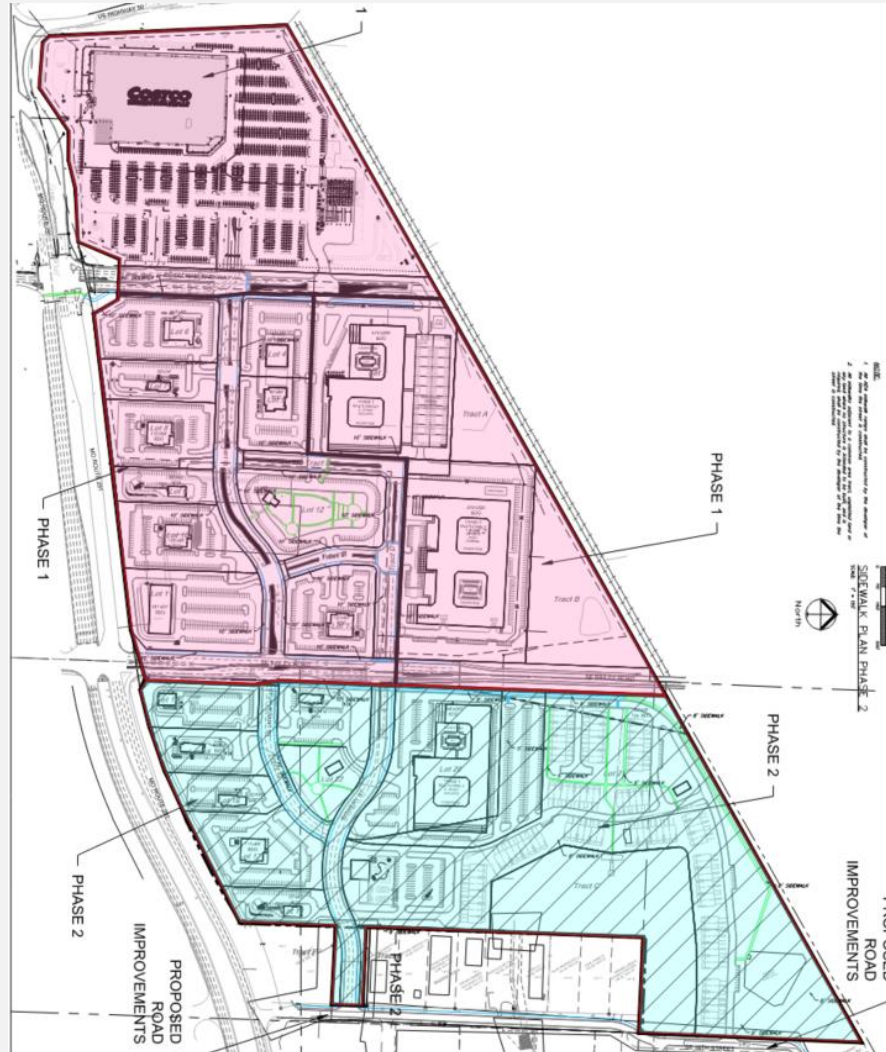


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# **East Village Phase 1 Preliminary Development Plan PL2025-207**



# Project Overview



PL2025-207

Phase 1 (in rose) - north of  
SE Bailey Rd  
Lots 1-13

PL2025-207

Phase 2 (in cyan) - south of  
SE Bailey Rd  
Lots 14-21

**\*\*\*on a future agenda\*\*\***

# Project Request

The applicant requests preliminary development plan approval of East Village Phase 1, consisting of 225,762 sq. ft. of commercial space and 570 multi-family residential units on a total of 13 lots and 3 common area tracts

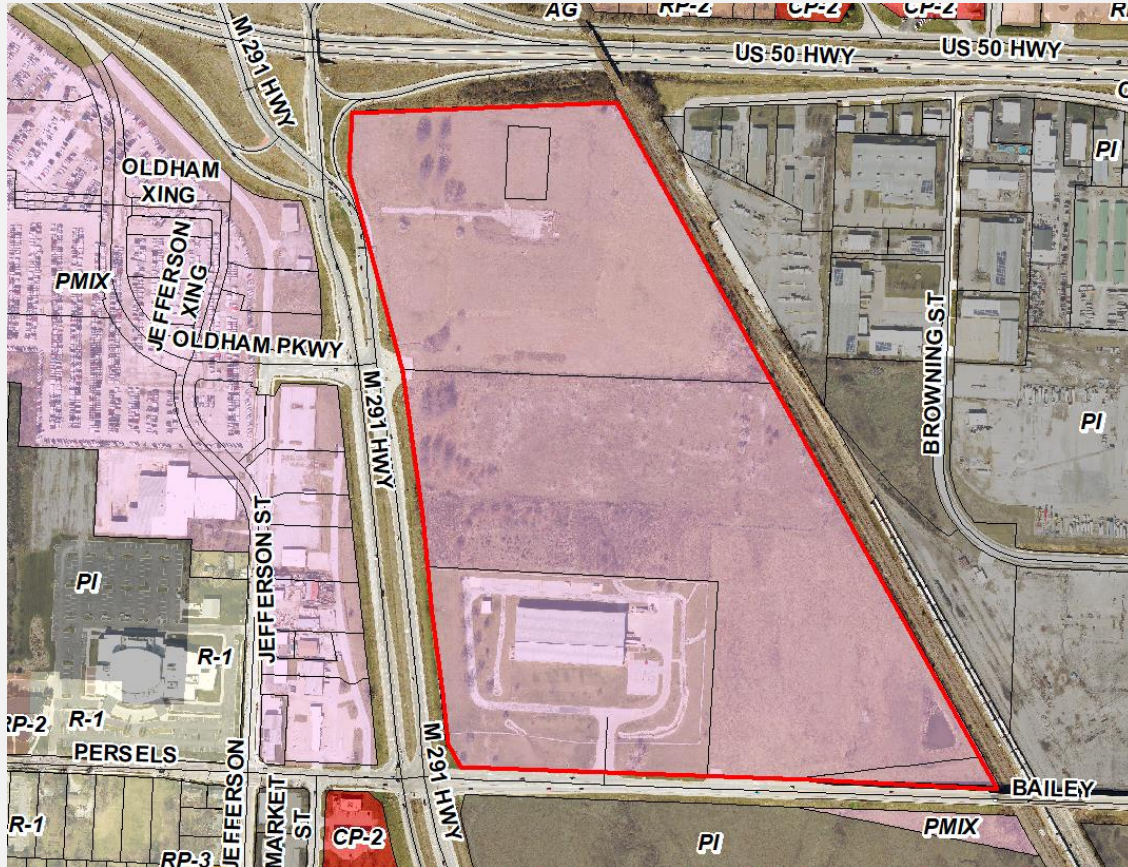
Modification are requested for the following:

- Parking lot setback from South M-291 Hwy;
- Parking lot pole height;
- Parking island landscaping;
- Trash/recycling receptacle screening; and
- EnVision LS development standards.



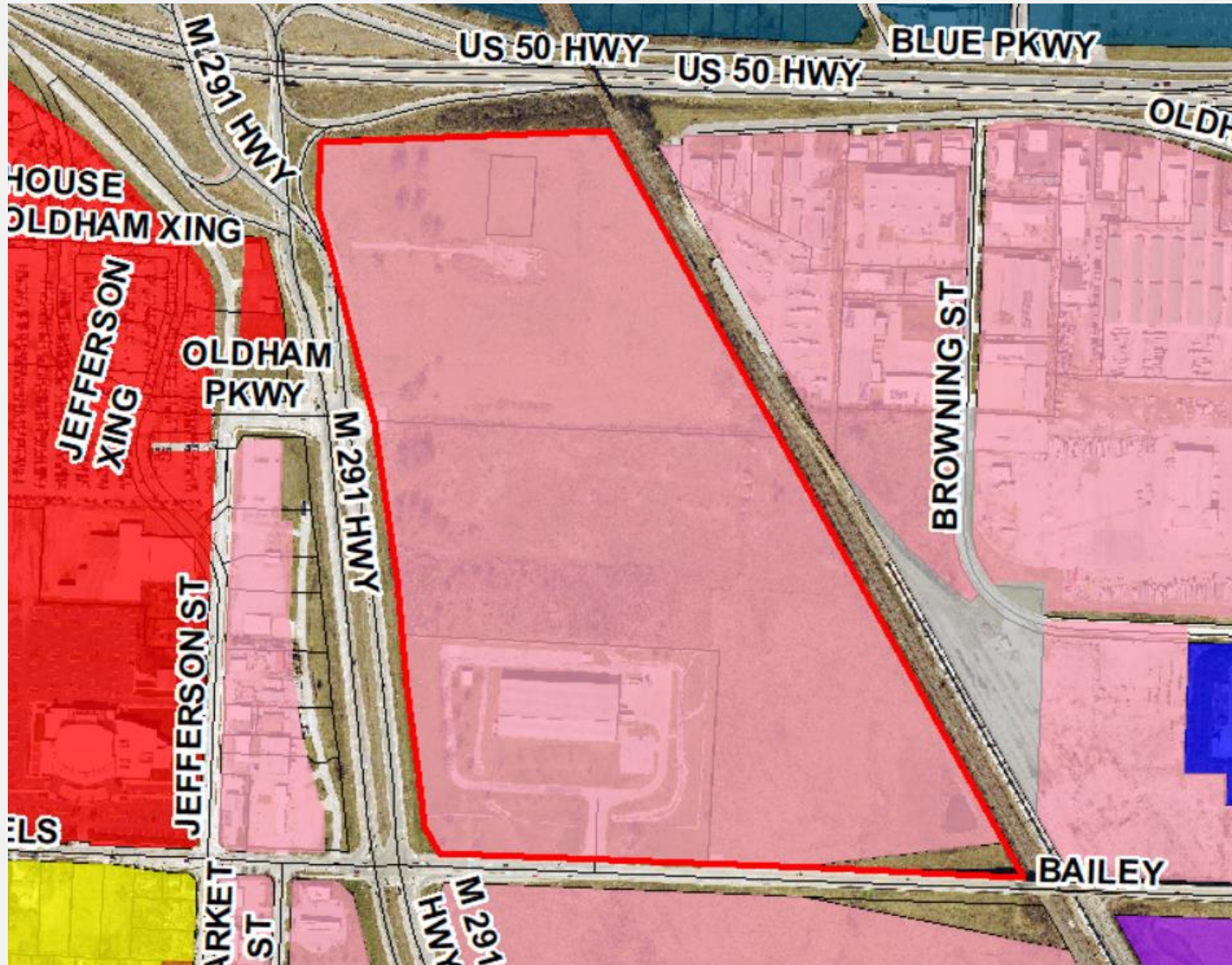


# Zoning and Land Use Information





# Ignite! Comprehensive Plan



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

# Site Plan

## Proposed

- Approx. 77 acres
- 13 total lots
  - 11 commercial
  - 2 multi-family residential
- 225,762 sq. ft. - commercial
  - 161,662 sq. ft. - Costco
- 570 multi-family dwelling units
  - 320 units - Lot 2
  - 250 units - Lot 3
- 3,146 total parking spaces proposed;  
2,701 total parking spaces required





# Building Elevations - Costco



Rendering -- View from the SE

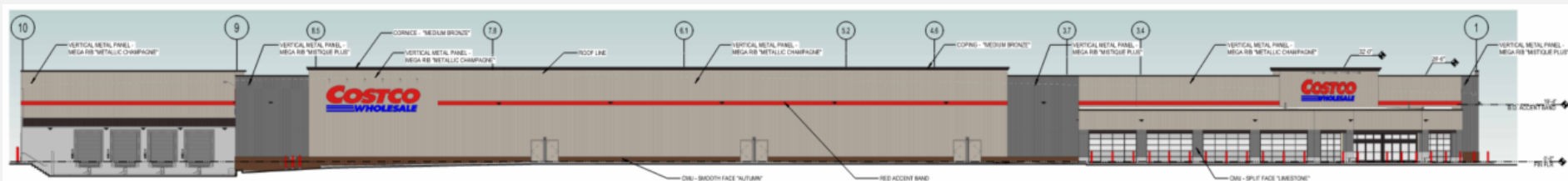


## MATERIAL PERCENTAGES

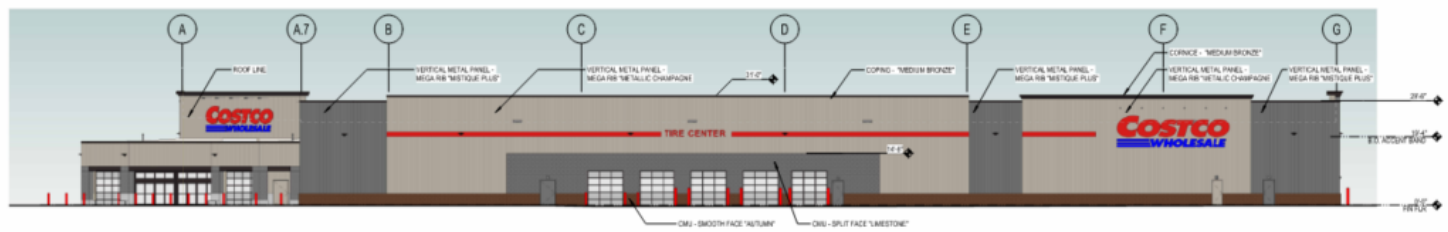
| MATERIAL   | ELEVATION       |                 |                  |                 |                 | TOTAL |
|--|-----------------|-----------------|------------------|-----------------|-----------------|-------|
|  | SOUTH           | EAST            | NORTH            | WEST            | ENTRY           |       |
| VERTICAL RIBBED ARCHITECTURAL METAL PANEL "METALLIC CHAMPAGNE" | 8,955 SF<br>65% | 5,206 SF<br>57% | 12,696 SF<br>83% | 7,926 SF<br>74% | 1,104 SF<br>57% | 71 %  |
| VERTICAL RIBBED ARCHITECTURAL METAL PANEL "MISTIQUE PLUS"      | 1,916 SF<br>14% | 1,678 SF<br>18% | 1,640 SF<br>11%  | 1,696 SF<br>21% |                 | 14 %  |
| SMOOTH FACE CMU "AUTUMN"                                       | 588 SF<br>4%    | 829 SF<br>9%    | 825 SF<br>5%     | 412 SF<br>4%    |                 | 5 %   |
| SPLIT FACE CMU "LIMESTONE"                                     | 146 SF<br>1%    | 919 SF<br>10%   |                  | 25 SF<br>0.2%   | 120 SF<br>6%    | 2 %   |
| GLAZING  | 642 SF<br>5%    | 501 SF<br>5%    |                  |                 | 587 SF<br>30%   | 3 %   |

\*CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

# Building Elevations - Costco



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



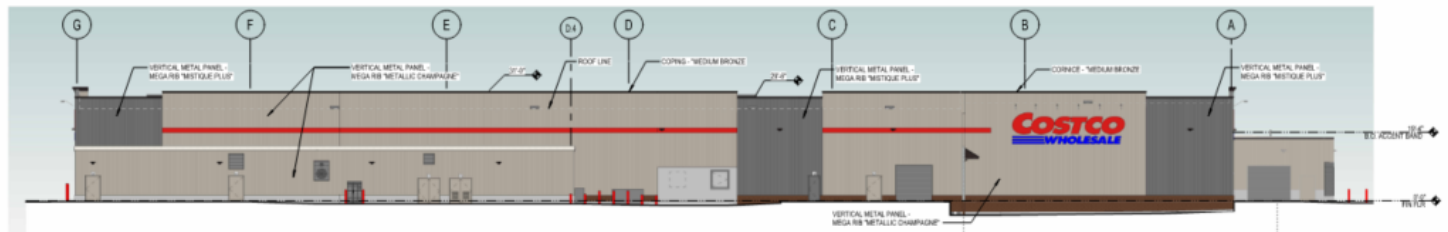
2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 ENTRY CANOPY ELEVATION  
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

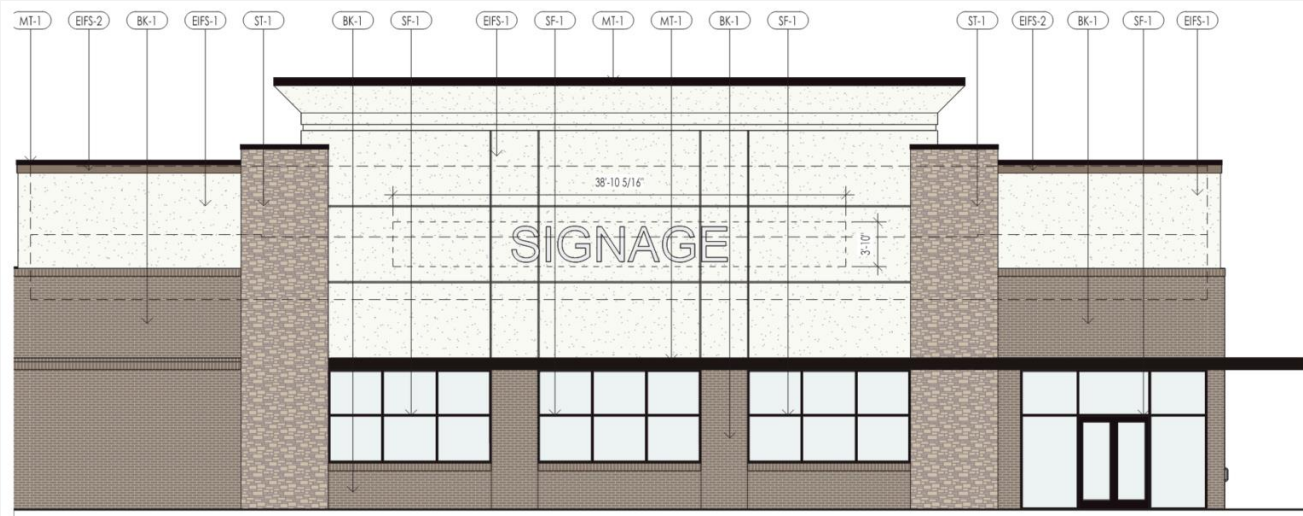
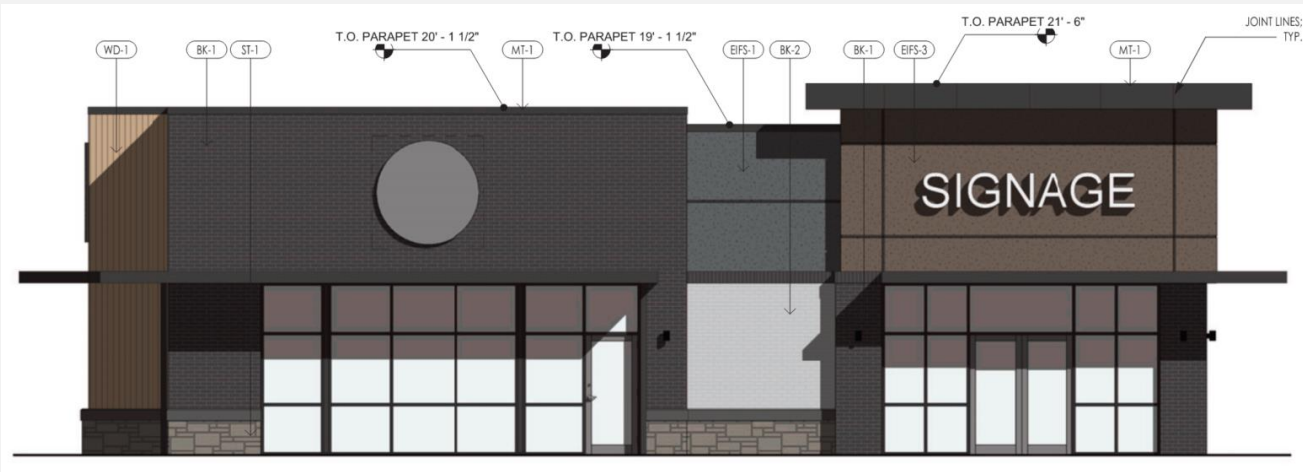


5 WEST ELEVATION  
SCALE: 1/16" = 1'-0"





# Building Elevations - Commercial



## Material Palette:

- Brick
- Stone
- EIFS
- Wood composite
- Metal

# Building Elevations - Residential

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Material

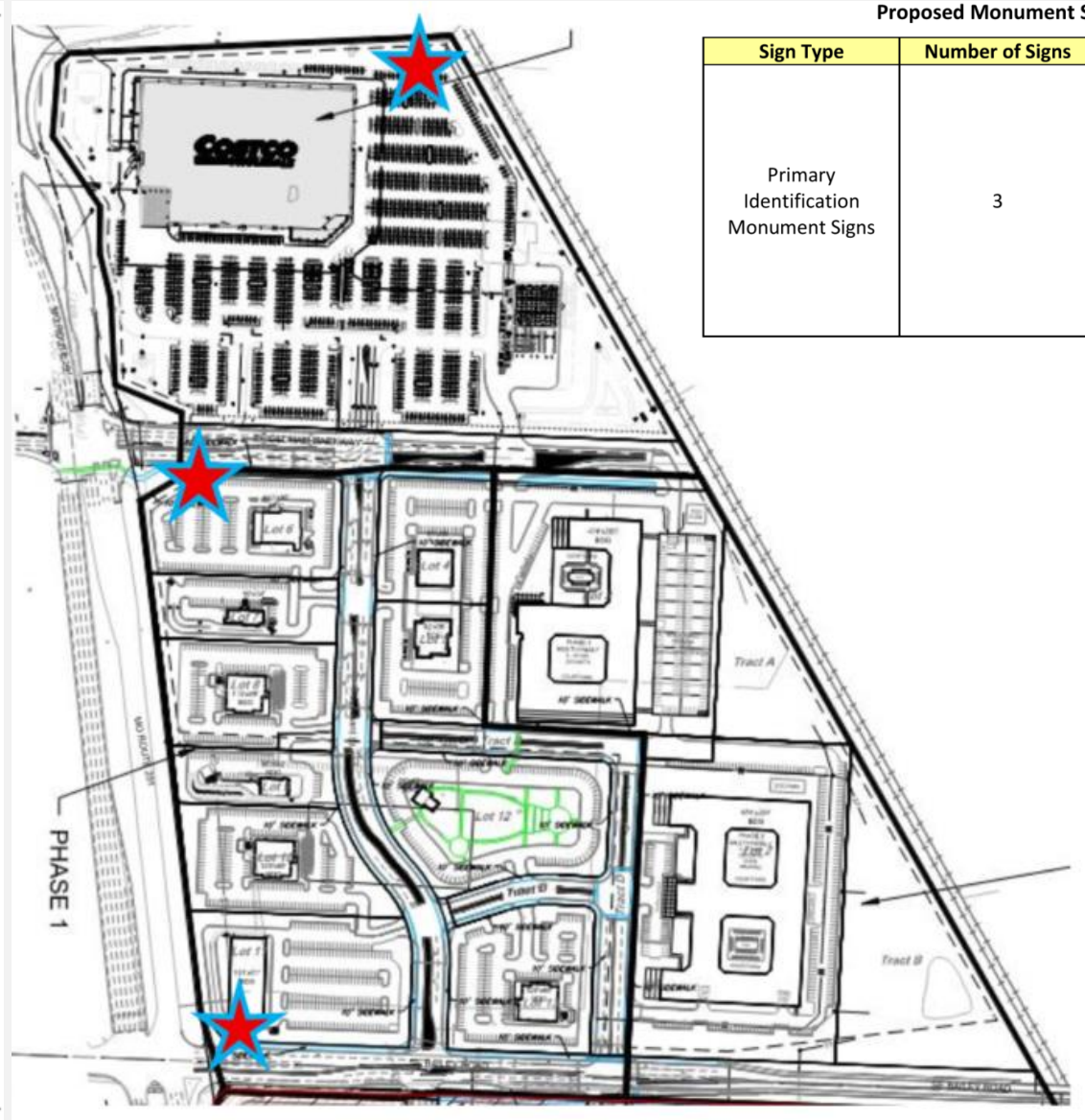
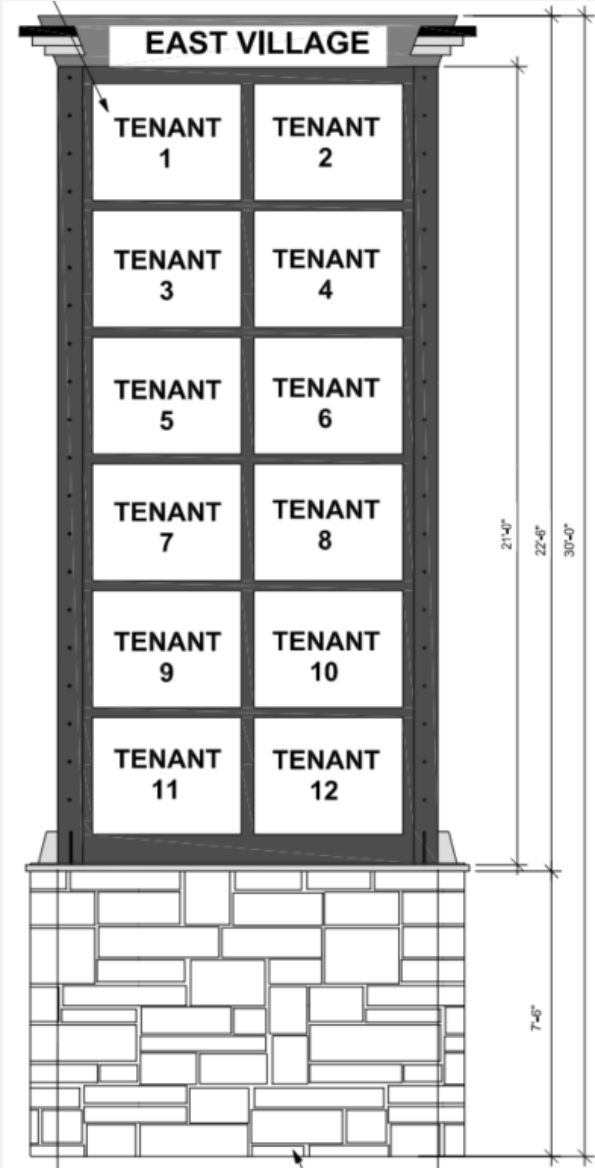
Palette:

- Brick
- CMU
- Stone
- Fiber cement panel





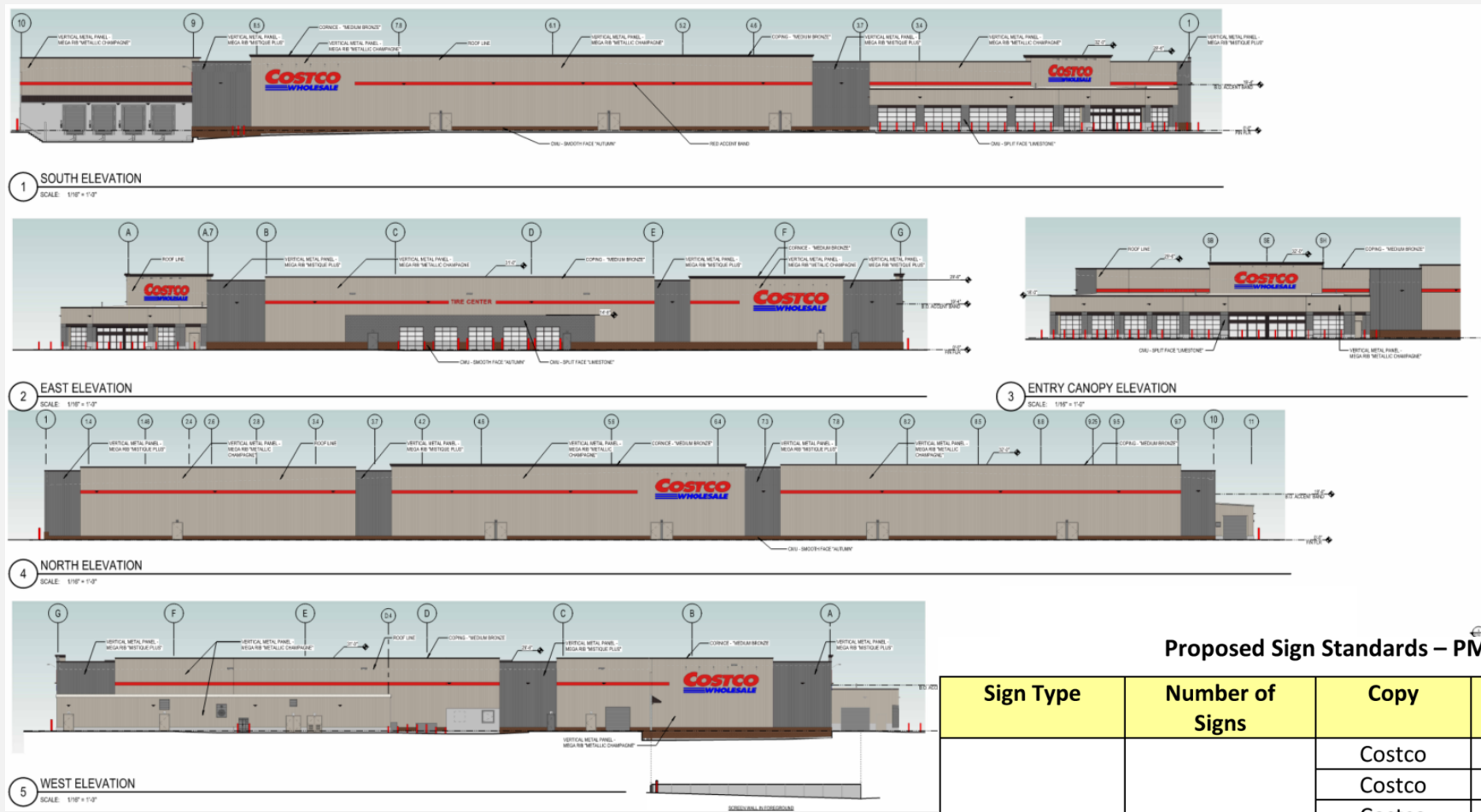
# Monument Signage - Primary



Proposed Monument Signs – Primary Shopping Center Identification

| Sign Type                             | Number of Signs | Sign Area  | Sign Location   | Max. Letter Height     |
|---------------------------------------|-----------------|--|---|------------------------|
| Primary Identification Monument Signs | 3               | 224 sq. ft. sign face area; and<br>312 sq. ft. overall sign structure area | Northeastern project boundary;<br>Southeast corner of South M-291 Hwy and SE Oldham Pkwy; and<br>Northeast corner of South M-291 Hwy and SE Bailey Rd | 30' (Structure Height) |

# Sign Package - Costco



Proposed Sign Standards – PMIX zoning district (Lot 1 -- Costco)

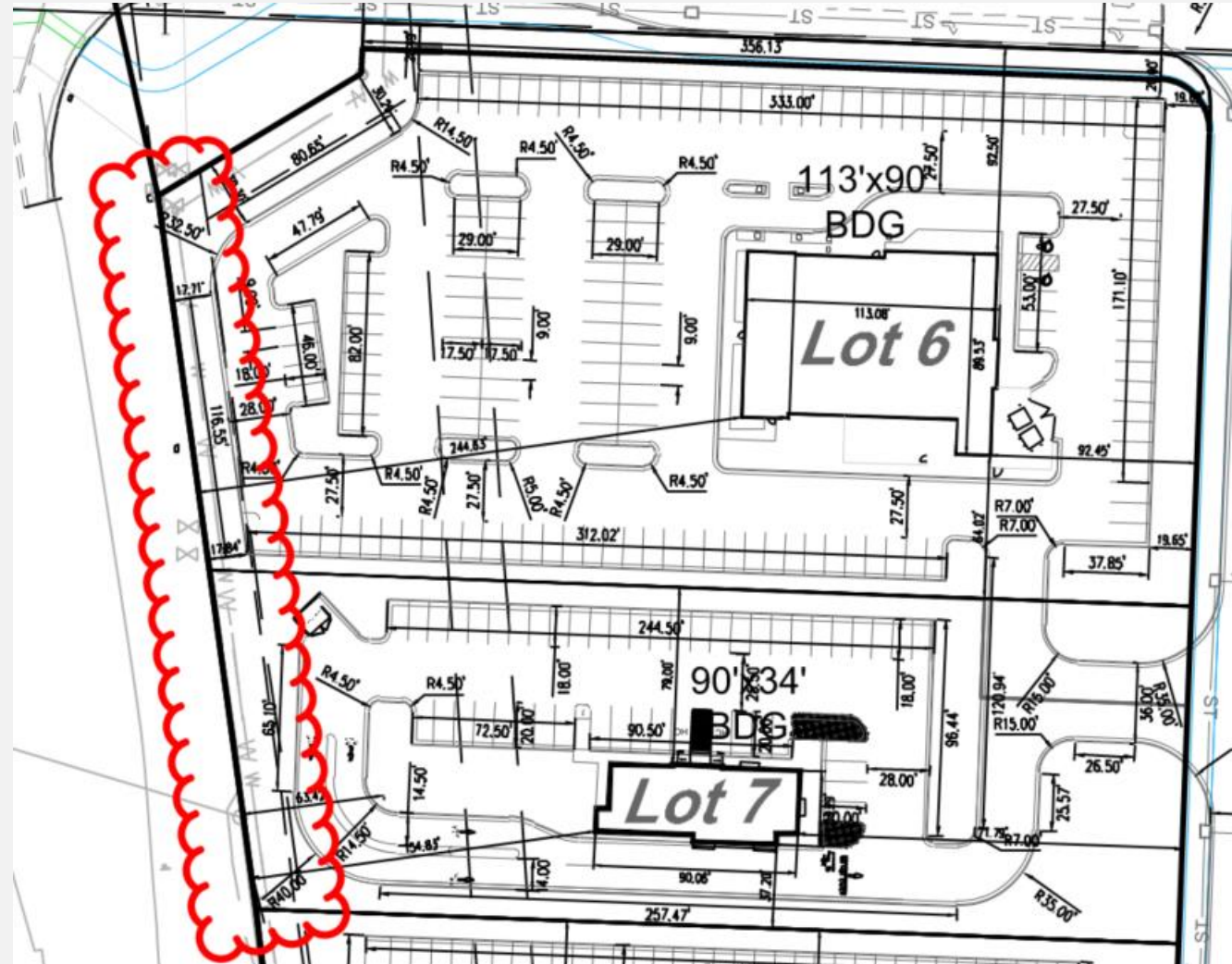
| Sign Type  | Number of Signs | Copy        | Sign Area (10% max.) | Sign Location    | Max. Letter Height |
|------------|-----------------|-------------|----------------------|------------------|--------------------|
| Wall signs | 6               | Costco      | 192 sq. ft. (5.4%)   | Southeast Façade | 5'                 |
|            |                 | Costco      | 290 sq. ft. (3.1%)   | South Facade     | 6'                 |
|            |                 | Costco      | 290 sq. ft. (1.9%)   | North Façade     | 6'                 |
|            |                 | Costco      | 290 sq. ft. (2.9%)   | West Façade      | 6'                 |
|            |                 | Costco      | 290 sq. ft. (3.2%)   | East Façade      | 6'                 |
|            |                 | Tire Center | 31 sq. ft. (0.3%)    | East Façade      | 1'-9"              |



# Modifications

## Parking Setback

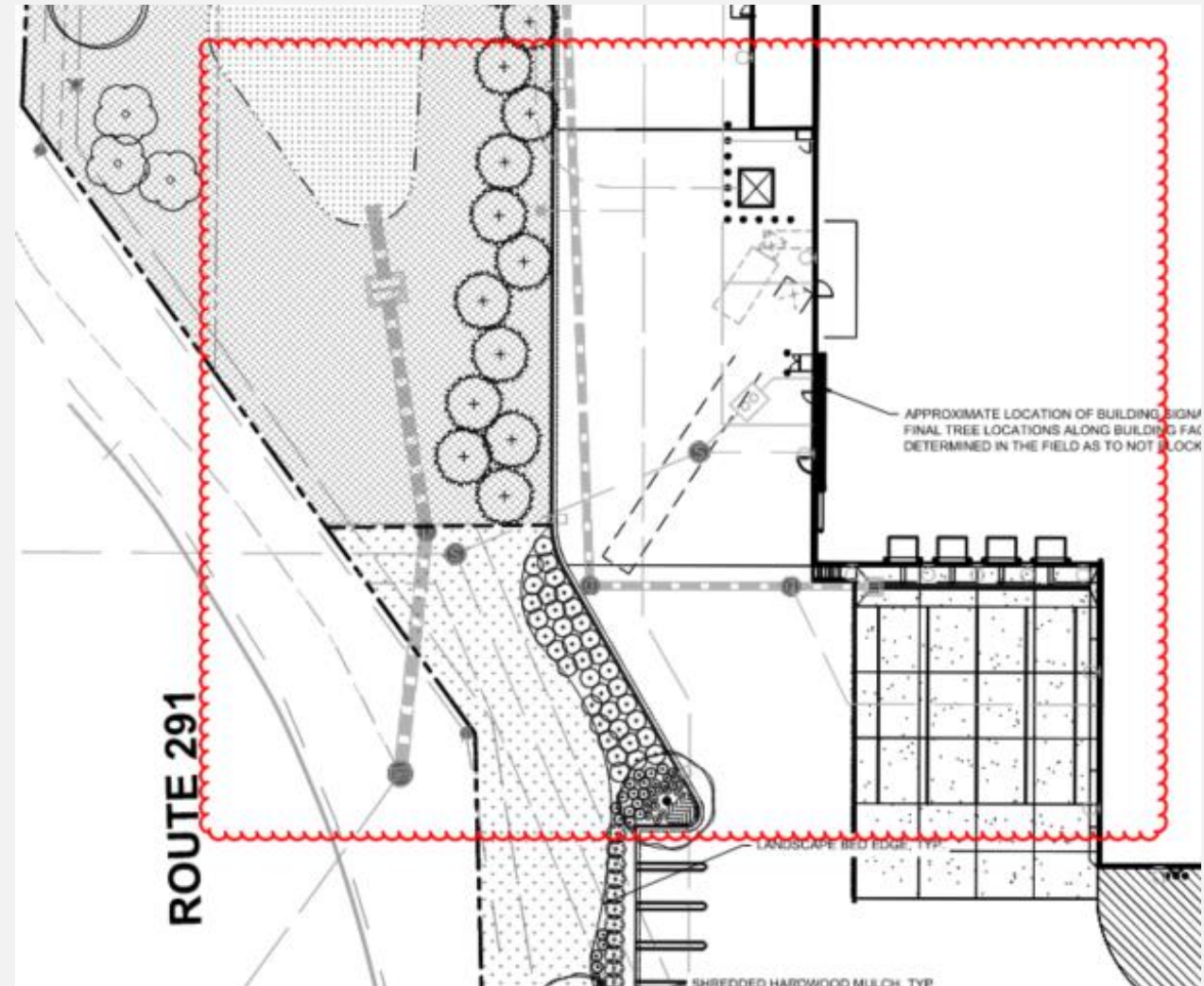
- Required - min. 20' from ROW
- Proposed - 10' from M-291 Hwy ROW (Lots 6-11)



# Modifications

## Trash/recycling Screening

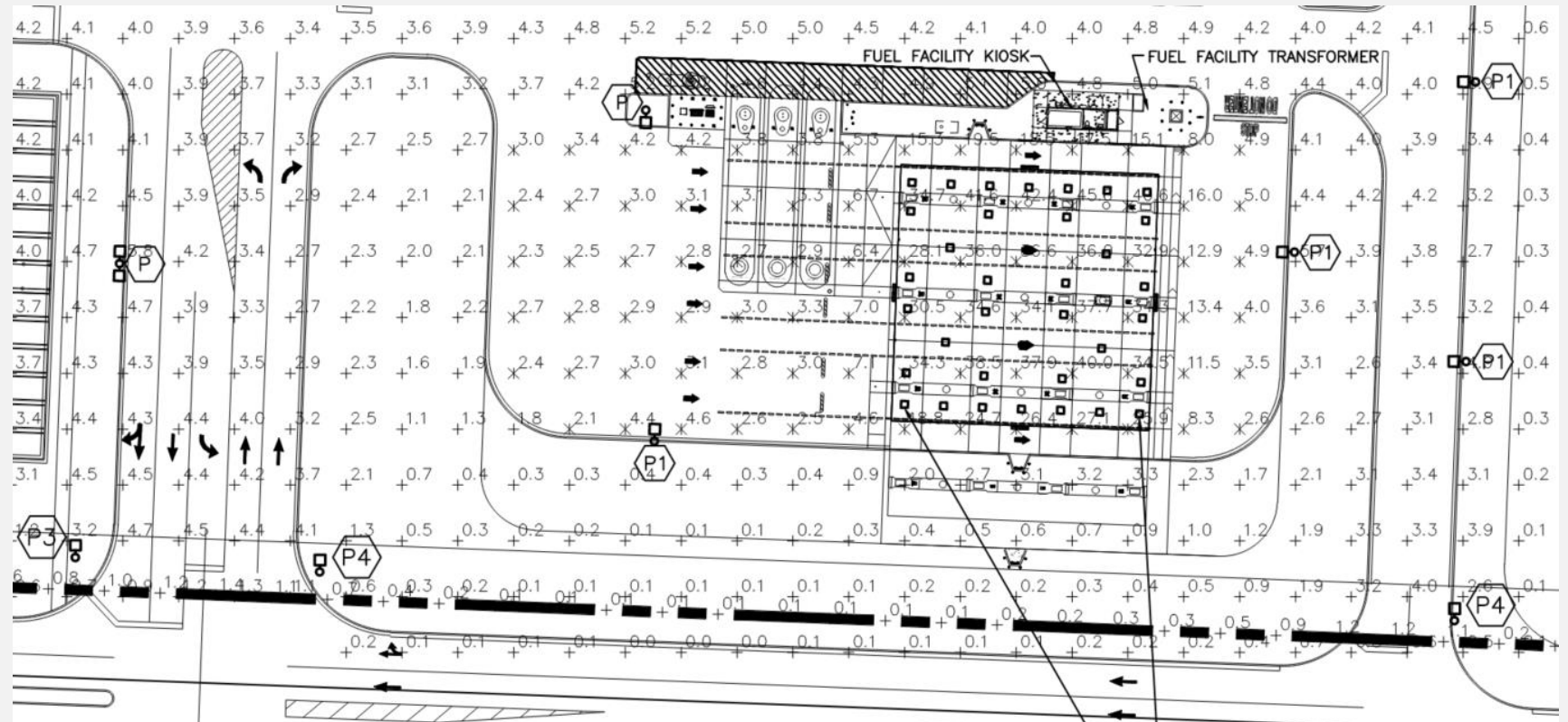
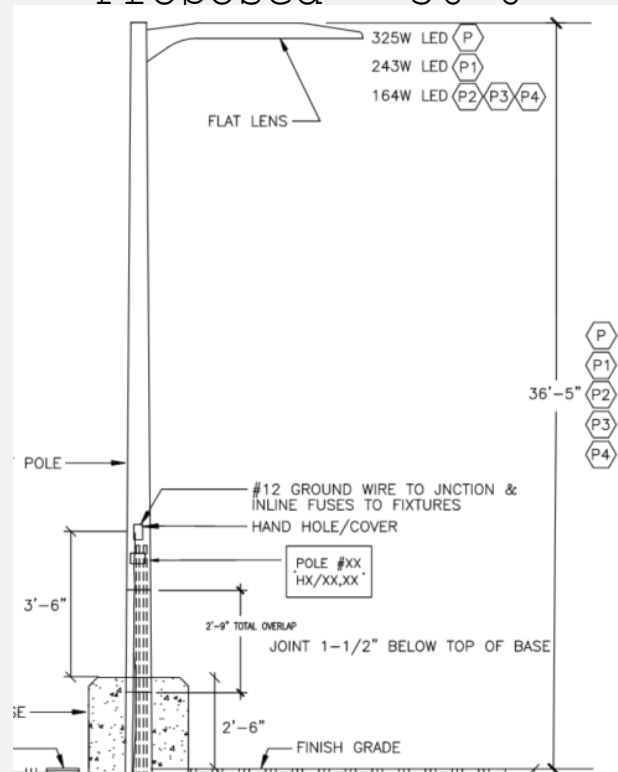
- Required - Full screening by a permanent enclosure
- Proposed - No enclosure. Screening via evergreen landscaping.





- Required - max. 28'

- Proposed - 36' 6"



# Modifications

## Landscaping -- Parking Islands

- Required - 10'-wide landscape island for every four (4) rows of parking
- Proposed - Additional smaller islands and increased landscaping in lieu of longitudinal islands





# Modifications

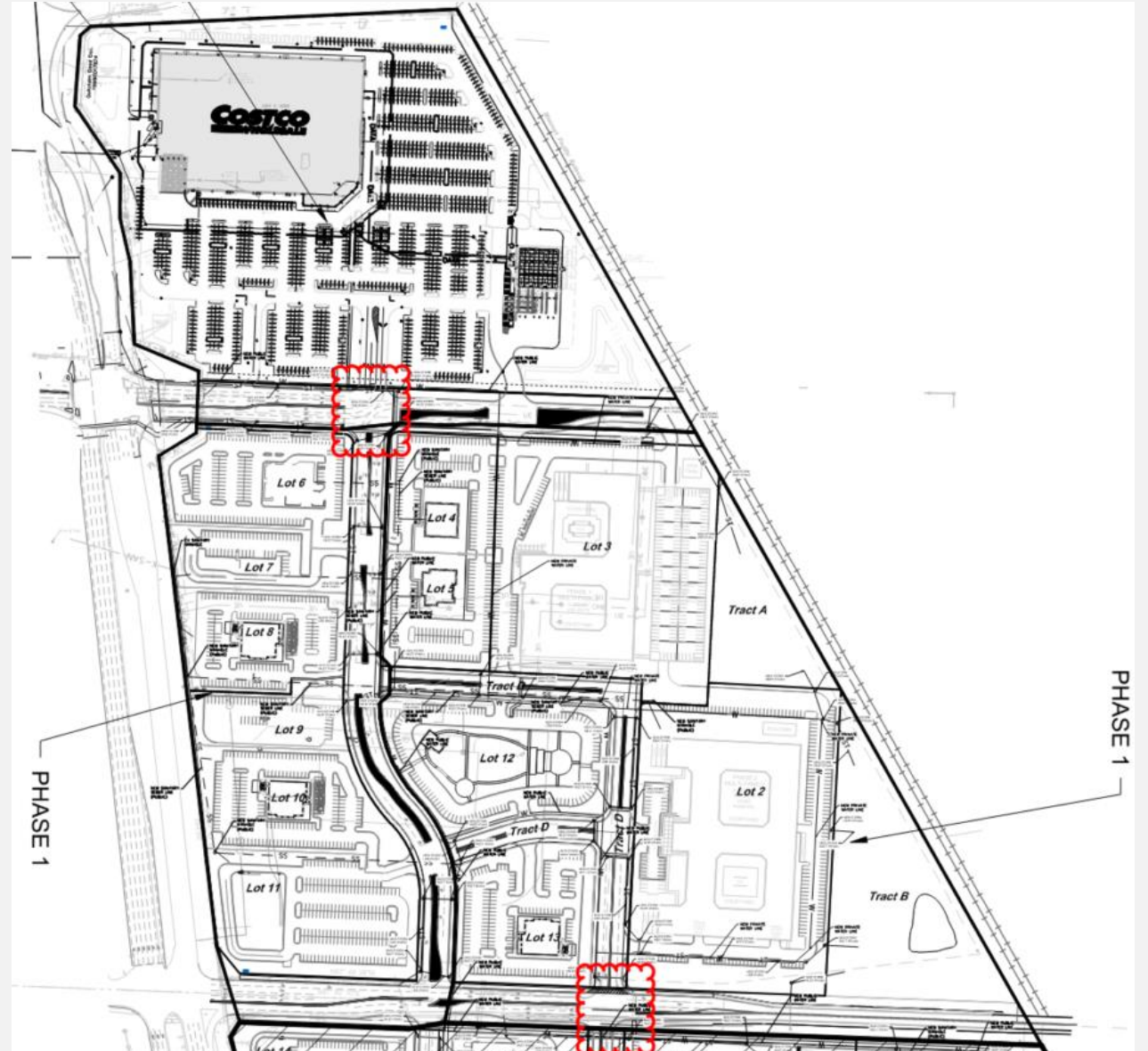
## EnVision LS Commercial Design Standards

- Required - Urban-style lifestyle/town-center design characteristics
- Proposed - Base UDO development standards



# Road Improvements – Phase 1

- SE Oldham Pkwy extension
- Signalized intersections (in red)
  - Costco main entry
  - SE Bailey Rd (eastern intersection)
- Turn lane improvements
  - M-291 Hwy
  - SE Bailey Rd
- Additional through lane construction
  - M-291 Hwy (S of SW Oldham Pkwy to, or through, Scherer Rd)





# Application Information

Neighborhood meeting held on September 18, 2025.

Six (6) members of the public attending the meeting, who discussed the following: existing Zoetis facility; project timeline; infrastructure improvements to SE 16<sup>th</sup> St; and impact on schools.



# Approval Conditions

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- ~~1. A modification shall be granted to the minimum 20' parking lot setback from the South M-291 Hwy right-of-way, to allow parking lot setbacks of 10' along South M-291 Hwy for Lots 6-11. (deleted by Planning Commission)~~
2. A modification shall be granted to the maximum allowable 28' light pole fixture height, to allow a maximum light pole fixture height of 36'-6".
3. A modification shall be granted to the requirement that every four (4) rows of parking on the Costco site (Lot 1) shall include a longitudinal landscape island, to instead allow the dispersed use of smaller landscape islands as shown on the landscape plans included in the preliminary development plan.
4. A modification shall be granted to the trash and recycling receptacle screening requirement by a masonry enclosure, to allow screening via the planting of evergreen landscape screening as shown on the landscape plans included in the preliminary development plan in lieu of masonry enclosure screening.
5. A modification shall be granted to the EnVision LS overlay commercial design and architectural standards, to allow the proposed development to follow the standard design and architectural standards of Article 8 of the UDO.



# Approval Conditions – cont'd

6. Development shall be in accordance with the preliminary development plan dated October 30, 2025; typical commercial building elevations uploaded August 11, 2025; big-box warehouse retailer (Costco) building elevations dated August 8, 2025; and apartment elevations dated August 8, 2025.
7. Road improvements for East Village Phase 1 shall be constructed as recommended in the Transportation Impact Analysis prepared by City staff dated October 30, 2025.
8. Allowable land uses on the subject East Village Phase 1 property shall follow the EnVision LS permitted uses listed under UDO Section 5.560.A, 5.560.D (which include all office and retail uses permitted by right in the CP-2 zoning district under Table 6-1 of the UDO), and the following additional land uses for which an appeal to the EnVision LS land use regulations was previously granted by the City Council: automotive/truck-related uses; retail--big box in excess of 80,000 sq. ft. on one level; car washes; daycares; and drive-through restaurants.
9. Approval shall be granted for three (3) oversized, primary identification monument signs in Phase 1 with an overall height of 30', 224 sq. ft. sign face area and 312 sq. ft. overall sign structure area to be located at the northeast project site boundary, the southeast corner of South M-291 Hwy/SE Oldham Pkwy, and the northeast corner of South M-291 Hwy/SE Bailey Rd as depicted on the preliminary development plan October 30, 2025, and monument sign detail dated August 7, 2025.



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