



1. Development shall be in accordance with the preliminary development plan signed and sealed September 21, 2023; the Lot 11 building elevations dated July 27, 2023, and August 4, 2023; and the Lot 13 building elevations dated July 21, 2023.
2. A maximum of four (4) wall signs shall be allowed on both the carwash tunnel building and gas pump island canopy on Lot 11. Signage shall comply with all other sign standards (e.g. maximum allowable sign letter height, sign area, etc.) of the PMIX zoning district, except that the wall sign on the south-facing architectural feature located on the east carwash building façade shall be allowed a maximum 51.1% sign area as depicted on the building elevations dated August 17, 2023.
3. A maximum of three (3) wall signs shall be individually allowed on the two endcap tenant spaces for the multi-tenant building on Lot 13. Signage shall comply with all other sign standards (e.g. maximum allowable sign letter height, sign area, etc.) of the PMIX zoning district.

Committee Recommendation: On a motion by Mr. Touzinsky, seconded by Ms. Jana-Ford, the Planning Commission unanimously (7-0) voted on September 28, 2023, to recommend approval of Continued Public Hearing: Appl. #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.