

**Alder DeMarb Conditions**  
**June 27, 2016**

1. The Applicant shall revise the plans to show a reduction in the number of gasoline pump islands from four (4) pump islands to three (3) pump islands.
2. Lower lighting levels...See condition # 4 under Planning Division.
3. Given the location of the project adjacent to an established residential development, consideration should be given to providing additional (5-6 more) canopy trees to provide additional light capture and buffering between adjacent residential development and project site. The Applicant shall work with Planning Division and Urban Design staff to finalize a Landscape Plan.
4. The Applicant shall revise the plans to show a reduction in the overall amount of pavement on the west side of the project site required to meet the minimum parking requirements.
5. The Applicant shall work with Planning Division and Urban Design staff to revise the building design to resemble more of a residential structure, with similar detailing and materials as the surrounding development.
6. The Applicant shall increase the height of the proposed fence along the north and west sides of the project site to a height that is consistent with the maximum height permitted in the zoning code, at least eight (8) feet.