

**Exhibit A**  
**File No. 220770**  
**4<sup>th</sup> Amendment to Detailed Planned Development known as Southgate Marketplace**  
**3333 S. 27<sup>th</sup> Street**  
**September 20, 2022**

**Previous File History**

A General Planned Development (GPD) was established for Southgate Marketplace in 1999 as File No. 981538. A Detailed Planned Development (DPD) was also approved in 1999 as File No. 981436 to allow commercial development, including a Walmart retail store. Several buildings existed north and south of the new retail store at the time the DPD zoning was approved, including the subject multi-tenant commercial building to the south at 3333 S. 27<sup>th</sup> Street. The DPD has been amended and modified several times, including one minor modification relating to the subject building. File No. 010410 approved exterior renovations to the north portion of the building.

**Project Summary**

The applicant and owner, Midland Management LLC & Raposa Design Architecture, is requesting an amendment to the DPD zoning to allow the following changes to the multi-tenant commercial building located at 3333 S. 27<sup>th</sup> Street in order to accommodate a new retail tenant and the signage needs of the building:

- **Building Addition:** An approximately 5,280 sq ft addition at the southwest corner of the building. The south wall of the building will be extended south, and the west wall pushed further west to accommodate the addition. Materials will include Nichiha Illumination Siding, EIFS, Brick Hardie Siding & Aluminum storefront and clear vision Glazing. The south wall will be articulated by a signature tenant sign that will be framed with a decorative element constructed with Nichiha Illumination cement board panels and Hardie Panel with a stucco finish. This element will stand proud of the existing Brick faced 10" on the upper (Nichiha) Portion and 4" (Hardie Panel) To accommodate this addition, approximately 24 surface parking spaces will be removed in the new building addition area, 16 will be added along the south of the existing/new addition. A net loss of 8 stalls for the entire project.
- **East (S. 27<sup>th</sup> St) Elevation:** The existing parapet at the south end of the building will be updated and the entrance to the tenant space will be relocated from the north to east façade. The Entrance parapet will be raised by 4 feet to a height of 21'-7" creating a hierarchy for the anchor tenant space. Additionally, the new entry will create a focal point to the center as this is the most visible façade to S. 27<sup>th</sup> street. The facades main element will be clad with Nichiha Illumination Panels as a sign band. Flanking the new entry element, the existing EIFs canopy will be refreshed and a new cornice detail will be added to differentiate the entry from the rest of the center. Below the upper entry element a stone appearance porcelain tile will provided to each side of the entry adding a textural change from the rest of the center.
- **North Elevation:** To accommodate the interior layout of the new commercial tenant, the storefront windows on the north side of this tenant space will be closed and clerestory windows will be added to the two furthest east bays between the columns at the edge of the canopy. Nichiha Illumination panels will infill the window spaces to add articulation to this space and the clerestory windows will be clear anodized aluminum storefront to match the center.

DPD Owner’s Written Narrative

- Signage: This building existed at the time the PD was established. Existing signs at that time were continued to be allowed and were able to be replaced like-for-like. Otherwise, signage standards for Type A signs in the Local Business (LB2) district apply to signs located on the east (S. 27<sup>th</sup> Street) and north building facades.
  - As part of this amendment, one larger Type A building wall sign (or grouping of signs as shown on the east elevation) is being proposed on the south portion of the east elevation to accommodate the anchor tenant space. This sign may be up to 227 sq ft in area.
  - Signage will be permitted on the south elevation provided it is Type A and follows the LB2 signage standards. Signs may be placed on accent backgrounds as shown on the elevations.

**District Standards (s. 295-907):** These standards relate specifically to the parcel located at 3333 S. 27<sup>th</sup> Street. The other parcels within the Southgate Marketplace DPD will not be changing as part of this amendment.

	Previously Approved	Proposed (4 <sup>th</sup> Amend. to DPD)
Uses:	See GPD for permitted uses	Unchanged
Design standards:		See elevations and description above
Density (sq. ft. of lot area/dwelling unit):	N/A	N/A
Space between structures:	N/A – 1 structure on site	Unchanged
Setbacks (approximately):	North: 14.93’ South: 173.38’ East: 180.36’ West: 30.13’ at closest edge	North: Unchanged South: From SW corner of Addition 94.22’ East: Unchanged West: from SW corner of Addition 50’
Screening:	None	Brick Dumpster enclosure
Open space:	15,914 s.f.	Unchanged
Circulation, parking and loading:	Pedestrian access: Existing Automobile access and parking: Access is not changed to the site. There are 308 parking stalls Bicycle parking: none Loading: Existing Loading Docks Several loose rolling dumpsters exist.	Pedestrian access: Existing Pedestrian access to the site unchanged. Entry for Burlington will be located on the East Façade. Closing the existing north Façade entry. Automobile access and parking: Access Unchanged. A net loss of 8 spaces. Parking still exceeds site Zoning requirements. Bicycle parking: 8 spaces added. Bike rack located to north of new entry element Loading: Existing Loading Docks will be removed from the West and South of the building. The Furthest west dock will remain for CITI TRENDS. A new dock

DPD Owner’s Written Narrative

		will be located on the South Façade just to the west of the new addition for Burlington. Loose dumpsters will be removed. A new brick dumpster enclosure will be added to the southwest corner of the new addition.
Landscaping:	<p>Proposed Landscaping:</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>	<p>Proposed Landscaping: Unchanged</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	Existing Under Canopy Lighting and Parking Lot Lighting.	Existing Under Canopy Lighting and Parking Lot Lighting will remain. There will be full cutoff lighting washing the South Wall
Utilities:	Existing	Unchanged
Signs (type, square footage, quantity and placement):	<p>Freestanding signs: Existing multi-tenant freestanding signs at 2 entrances</p> <p>Building wall signs: Existing wall signs on north and east elevations, may also follow LB2 Type A wall sign standards.</p> <p>Temporary signs: 32SF Banner; construction sign</p> <p>Illumination: Internally illuminated LED</p>	<p>Freestanding signs: Unchanged</p> <p>Building wall signs: Allowance for larger Type A sign for anchor tenant (up to approx. 227 sq ft). Allowance for Type A wall signs (compliant with LB2 standards) on south elevation. Approximately 94SF sign on South elevation contemplated as shown.</p> <p>Temporary signs: 32SF Banner; construction sign</p> <p>Illumination: Internally illuminated LED</p>

DPD Owner’s Written Narrative

--	--	--

**Site Statistics:** These standards relate specifically to the parcel located at 3333 S. 27<sup>th</sup> Street. The other parcels within the Southgate Marketplace DPD will not be changing as part of this amendment.

	Previously Approved	Proposed (4 <sup>th</sup> Amend. to DPD)
Gross land area:	201,316 S.f.	201,316 S.f.
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 39,240 Main Structure 8,247 Restaurant % of site: 201,316 s.f =24%	Sq. ft.: 44,470 Main Structure (an increase of 5230 s.f.) 8,247 Restaurant % of site: 25%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 127,419 % of site: 201,316 sf=63%	Sq. ft.: 122,189 (a reduction of 5230 s.f.) % of site: 201,316 =58% Reduction of 5%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 15,914 s.f. % of site: .08	Sq. ft.: 15,914 s.f. % of site: - no reduction
Max proposed dwelling unit density (lot area per dwelling unit):	N/A	N/A
Proposed number of buildings:	1	1
Max dwelling units:	N/A	N/A
Bedrooms per unit:	N/A	N/A
Parking spaces provided (approx):	Automobile spaces: 308 spaces  Spaces per 1000 sq ft for non-residential uses: 6.48 stalls per 1000 s.f. Bicycle spaces: Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).	Automobile spaces: 300 spaces (reduction of 08 spaces)  Spaces per 1000 sq ft for non-residential uses: 5.66 stall per 1000 s.f. Bicycle spaces: 8 newly provided Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).

**Time Limit on Zoning:**

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to 3<sup>rd</sup> Amend. to DPD at that time unless the criteria identified in 295-907-c-11-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.