

Stock Ranch Plaza – Amendments to Guide for Development
Presentation - Rusch Park Neighborhood Association (RPNA) – Area 2
May 15, 2014

1. Signage.

- Supportive of proposed signage as designed.
- Lighting for signage should be directed away from residential areas.
- Signage should not block line of site for vehicles entering/exiting site.
- Signs should be perpendicular to Auburn Boulevard.
- Existing wheat thresher signage should remain in frontage, relocating it along frontage is okay.

2. Hours of Operation.

- Neighborhood considers Stock Ranch Plaza as more neighborhood in nature and they make the distinction that late hours are appropriate for restaurants near Sunrise Mall, not Stock Ranch.
- For sit down restaurants with a bar:
 - Ensure that late night noise is contained inside building (i.e. live bands, big events, etc.)
 - City should review noise for outdoor patio areas.
 - It is nice that there will be a sit down restaurant or two in the neighborhood.
 - Applebee's is desirable. When will it open?
 - It was noted that westernmost parcel (Parcel 12) is adjacent to Crosswoods RV storage area, so there are no neighbors adjacent to Parcel 12.
 - Suggestion for the following hours: Sun-Thurs close at 12 midnight and Friday and Saturday close at 1 am.
 - Concern for drunk people leaving restaurants and entering neighborhoods, what will they do to neighborhoods.
 - Ensure that deliveries are made earlier in the day, not late night.
- For fast food restaurants:
 - Support for separate close times for lobby and drive thru.
 - Opposition to 3 am drive thru close time. Drive thrus should close at 1 am.
 - Too much risk for crime with businesses open late night. Kids will go to fast food and then vandalize.

3. Planning Commission Approval of Entitlements.

- Include language in revisions to Guide stating that Planning Commission action can be appealed to City Council.

General Comments

- Stop signs need to be added to intersection of Costco's westernmost north/south drive aisles at the intersection with the main access road. Traffic outbound from Costco dart across drive aisle toward signal. Stop signs would slow traffic and reduce conflict with inbound customers.
- Developer should eliminate a portion of pad area to construct a town square or other park-like feature. It would reduce traffic and create place from community to meet.
- Suggested tenants: Applebee's, LaBou, Panera, Black Bear Diner, Habit Burger, Starbucks, Costa Vida.
- An additional access should be added to project if commercial pads are constructed. [new driveway is planned on Auburn Blvd.]

**Stock Ranch Plaza – Amendments to Guide for Development
Presentation – Arcade Creek Neighborhood Association (ACNA) – Area 4
June 3, 2014**

1. Signage.

- Can the signage "advertise" the Stock Ranch Nature Preserve.
 - Possibly on bottom of monument sign.
- Like the proposed signage as designed.

2. Hours of Operation.

- What about noise?
- Where will Applebee's be located?
- Good that it's (Applebee's) adjacent to Crosswood's storage area.

3. Planning Commission Approval of Entitlements.

- No questions or comments other than clarification on how city reviews occur today.

4. Addition of Drive Thru Use(s).

- Hours for drive-thru uses should be considered
- Where are the drive-thru uses located?
- Don't see a problem with another drive thru use.

General Comments

- Internal Circulation
 - One member has already had a crash with another car due to bad circulation.
 - Entry road starts at two lanes each way and narrows to one lane each direction. Doesn't work well.
 - Can a stop sign be added on the Costco driveways to avoid conflicts between cars northbound out of Costco headed toward signal and cars inbound from signalized intersection.
 - Can a warning light be added?
- Future Tenants
 - Is Applebee's confirmed?
 - What other restaurants are coming? More restaurants are needed.
 - Is Bank of America coming? Are they closing their other location on Auburn Boulevard?
- Whatever happened to Fresh 'n Easy? Will a grocery store be in the center?
- Why doesn't Dignity Health medical office building go in Stock Ranch rather than City Hall?
- Do we really need new stores in the City with so many empty stores?