

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 280
January 27, 2016
4:30 P.M.

<p>Deferral Requested (to February 24, 2016)</p>	<p>1. <u>Petition No. 2015-037</u> (Council District 3-Mayfield) by Dominick Ristaino for a change in zoning for approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place from R-5 (HD-O) (single family residential, historic district overlay) to O-1(CD) (HD-O) (office, historic district overlay).</p> <p><u>Attachment 33</u> (City Council July 20, 2015)</p>
	<p>2. <u>Petition No. 2015-099</u> by Pappas Properties Text Amendment to the City of Charlotte Zoning Ordinance to 1) add retail establishments and eating, drinking and entertainment establishments in hotels and motels, office, and multi-family buildings; and 2) add and modify the prescribed conditions when located in an office zoning district, with PED (pedestrian overlay) district designation.</p> <p><u>Attachment 24</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p>
	<p>3. <u>Petition No. 2015-120</u> (Council District 6- Smith) by Grubb Properties, Inc. for a change in zoning for approximately 10.7 acres located on the southeast corner at the intersection of Park Road and Abbey Place from O-1 (office district) to MUDD-O (mix use development, optional) 5-Year Vested Rights.</p> <p><u>Attachment 27</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p> <p>The following items have been addressed:</p> <p><u>Land Use</u></p> <ol style="list-style-type: none"> 1. Provided development maximums for residential dwellings (775 units) and hotel rooms (300 rooms) including conversions. <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 2. Amended Development Areas and Conversion Rights Note e, formerly d, to state that at least 2,500 square feet of retail space will be located at the corner of Park Road and Mockingbird Lane. 3. Amended Note IX.c to clarify the “perimeter of the site” is the existing public street frontages. 4. Reduced ground mounted signs allowed in Note II. g. from 150 square feet and 15 feet height to 100 square feet and 12 feet height. 5. Amended Note II.h. to say “to allow one (1) detached, ground mounted sign per street front for each development area. The detached signs may be up to five (5) feet in height and contain up to 60 square feet of sign area. These signs shall not be located on Park Road.” 6. Eliminated Note II.i related to digital signs <p><u>Transportation</u></p> <ol style="list-style-type: none"> 7. CDOT rescinded the request to install new back of curb at a location 34.5 feet from centerline of existing roadway per the <i>Park Woodlawn Area Plan</i> because the petitioner is providing the right-of-way for future widening. 8. Revised the proposed typical section for all roads with on-street parking to reflect Charlotte Land Development Standards for on street parking (CLDS 50.09C) for a minimum width for on-street parking of seven feet. 9. CDOT rescinded the request to remove the proposed on-street parking on Abbey Place between Park Road and the proposed “North Street” because the proposed recessed parking will not interfere with the signalization and existing striping. 10. Provided a Note indicating that the existing bus shelter pad on Park Road will be retained or replaced. If replaced the petitioner will construct the stop according to the waiting pad

with box shelter standard detail 60.08A

Requested Technical Revisions

11. Added Section numerals for "Permitted Uses" and "Development Areas and Conversion Rights."
12. Staff rescinded the request to amend Note II.g to say "each containing" because staff is requesting the number of new ground mounted signs on Park Road to be reduced from two to one.
13. Removed "and private streets" in Note XI.b.
14. Clarified that Notes II. e., and g., are or are not exclusive of the existing signs allowed in Note II.c.
15. Deleted the word "other" in Note II.l. formerly m.
16. Amended Note II.k. formerly l. to say "located beneath sidewalks, but outside of the public right-of-way."
17. Staff rescinded the request to show all right of way and setback trees protected and to add a note stating "The site shall comply with the requirements of the City of Charlotte Tree Ordinance. If buildings are demolished, 15% tree save will be required" because the site shall comply with the standards of the Tree Ordinance.
18. Amended sheet RZ-1 to reflect setbacks measured from the future back-of-curb along the existing streets.

The following items have been added or modified since the public hearing:

1. Clarified that the allowed 300 hotel rooms is subject to the conversions.
2. Specified that no hotel uses shall be permitted in Development Area E.
3. Removed notes stating that street level retail is not subject to the limitation of 600,000 square feet of commercial uses and 35,000 square feet of retail square footage.
4. Added a note specifying that internal private streets will have recorded public access easements, but not preclude the petitioner from temporarily close the internal streets for events, etc.
5. Added notes under General Design Guidelines defining "Building Frontage Areas" and Permissible Parking Areas."
6. Added a note under General Design Guidelines specifying that building materials for parking structures shall be generally compatible with nearby buildings, plazas and streetscapes.
7. Added a note under General Design Guidelines committing to at least 50% of the frontage along Park Road to be treated line a Building Frontage Area.
8. Added a note under General Design Guidelines that in the event Area A redevelops that at least 50% of the frontage along Park Road and the internal street shall be treated like a Building Frontage Area.
9. Added a note under General Design Guidelines that in Area C at least 50% of the frontage along the internal street shall be treated like a Building Frontage Area.
10. Added a note under General Design Guidelines specifying the screening options for Permissible Parking Areas facing streets and adjacent to required open spaces shown on the technical data sheet.
11. Added a notes under Open Space and Amenity Areas clarifying the design and phasing of the publicly accessible open space within Development Area B.

The following items are outstanding:

Site and Building Design

1. Amend Note II. c. to say that existing nonconforming signage is allowed to remain, however shall be removed upon a change of the office use (does not apply to a change of office tenants) or demolition of the existing building and may be updated provided "size and height is not increased."
2. Reduce the number of new ground mounted signs along Park Road in Note II. g. from two signs to one sign.

Requested Technical Revisions

3. Remove reference to "street level retail use" in Note II. e.
4. Amend Note II. h. to add the following language "(not including existing nonconforming signs)."
5. Amend Note VI. a. 9. to say " that face public and private streets."
6. Amend the last sentence of the second part of Note IX. d. to say "If improvements to Development Area B occur first, then the open space within B will be provided prior to the issuance of the first CO for Area E. If Area E is developed first then the open space shall be provided with the improvements to Area B or prior to the first CO for Area C whichever

	occurs first."
	<p>4. <u>Petition No. 2015-122</u> (Council District 7 -Driggs) by David Weekley Homes for a change in zoning for approximately 15.2 acres located on the southeast corner at the intersection of North Community House Road and Paulston Road from R-3 (single family residential) to MX-2 (mixed use) 5-Year Vested Rights.</p> <p><u>Attachment 25</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p> <p>The following items have been addressed:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none"> 1. Amended the site plan so that it is in compliance with the Subdivision Ordinance Section 20-14 b. which requires new development to provide more than one point of access where feasible, dead ends and cul-de-sacs should be avoided. <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 2. Provided a note stating that open space, tree save, and common open space will be provided in locations as generally located on the site plan. <p><u>Other Minor Issues</u></p> <ol style="list-style-type: none"> 3. Limited the height of freestanding lighting to 20 feet. 4. Provided a note that water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other similar features. <p>The following items have been added or modified since the public hearing:</p> <ol style="list-style-type: none"> 1. Added a note that the site may be built in a single or multiple phases. 2. Added notes committing to fencing along Paradise Ridge Road, preservation of existing trees as practicable within the buffer along Paradise Ridge Road, installation of new landscaping at the commencement of work of that portion of the site, removal of existing vinyl fence and preservation of stone columns within the buffer along Paradise Ridge Road. 3. Added a note prohibiting vinyl siding, out buildings and sheds, and commitments that property owners will not be allowed to remove any vegetation from any buffer areas. <p>The following items are outstanding:</p> <p><u>Land Use</u></p> <ol style="list-style-type: none"> 1. Amend Permitted Uses note to say "will be residential single family attached and detached dwelling units..." <p><u>Transportation</u></p> <ol style="list-style-type: none"> 2. Modify Transportation Note c. by replacing the note with the following language "The Petitioner will install a left turn lane into the site and corresponding left turn lane to Briarwick Lane as directed by CDOT." 3. Modify the label for the left turn lanes shown on sheet RZ-2 by replacing the label with the following language "Proposed left turn lanes installed." <p><u>Requested Technical Revisions</u></p> <ol style="list-style-type: none"> 4. Label the width of the existing planting strip and sidewalk along North Community House Road and Paradise Ridge Road. 5. Add 5-year vested rights to the proposed zoning in the "Development Data."
	<p>5. <u>Petition No. 2016-001</u> (Council District 4 - Phipps) by CitiSculpt, LLC for a change in zoning for approximately 3.65 acres located on the east side of Benfield Road between Johnston Oehler Road and Prosperity Church Road from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).</p> <p><u>Attachment 29</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p> <p>The following issues have been addressed:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none"> 1. Included a detail (as requested/provided by CATS) on the site plan of a "Waiting Pad Only

	<p>with Planting Strip Standard” for an existing bus stop on Benfield Road, and new Transportation Note 15a. acknowledging provision of the bus stop waiting pad for existing bus stop.</p> <p>2. Responded to CDOT’s comment that the existing sidewalk located on the Prosperity Church Road frontage appears to be outside the right-of-way by adding Transportation Note 15b. stating that a sidewalk/utility easement will be required.</p> <p><u>Environment</u></p> <p>3. Added Environment Note 14a. that states the building will comply with the requirements of the City of Charlotte Tree Ordinance.</p> <p><u>Site and Design</u></p> <p>4. Added Access Points Note 4d. that states pedestrian access points will be provided in at least one location along Johnston-Oehler Road and Prosperity Church Road.</p> <p>5. Modified Building Form Note 2f. to state buildings will be a maximum length not to exceed 200 feet with a minimum 20-foot separation.</p> <p>6. Removed language “...neighborhood look with reference for mixed use” from General Notes 5.</p> <p>7. Updated the language in Note 2b under “Building Form” so that it is applicable to office and retail buildings, and now states: “Building design shall incorporate the use of breezeways, patios and attractive entrances with windows on the street front and be up to two stories. The rear of the buildings will have the same finishes as the front of the buildings.</p> <p><u>Requested Technical Revisions</u></p> <p>1. Under Site Usage Information, noted on site plan that proposed zoning is NS <u>SPA</u>.</p> <p>2. Under Site Usage Information, confirmed that proposed 49,000 square feet includes the building footprint on the southern end of the site.</p> <p>The following items have been added or amended since the public hearing:</p> <p>1. Amended Building Form Note 2c. to state all buildings will be designed to be compatible in character with the surrounding office/retail developments. Furthermore, the office and retail building facades will be predominantly brick and stucco.</p> <p>2. Amended Building Form Note 2d. to state buildings will be designed as one and/or two-story and match the existing building’s glazing, exterior cladding, and trim material types with the existing retail/office building in Area B2.</p> <p>3. Amended Building Form Note 2g. to state that buildings will have variations to the façade that will be achieved by; height, color and type of materials and may include decorative features such as awnings and canopies.</p> <p>4. Amended Building Height Note 11a. to state that building height shall be limited to a maximum of three stories.</p>
	<p>6. <u>Petition No. 2016-002</u> (Council District 2-Austin) by Mosaic Village Holdings, LLC for a change in zoning for approximately 2.75 acres located on the west side of West Trade Street between North Bruns Avenue and Montgomery Street from B-1 (PED) (neighborhood business, pedestrian overlay) & R-8 (single family residential) to B-1 (PED-O) (neighborhood business, pedestrian overlay-optional) & R-8(CD) (single family residential, conditional).</p> <p><u>Attachment 30</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p> <p>Update: There are no outstanding issues with this petition.</p>
	<p>7. <u>Petition No. 2016-003</u> Council District 3 – Mayfield) by Eastern Hospitality NC, LLC for a change in zoning for approximately 7.1 acres located on the east side of Nations Ford Road between West Tyvola Road and Stonebrook Drive from CC (commercial center) to CC SPA (commercial center, site plan amendment).</p> <p><u>Attachment 28</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p> <p>The following issues have been addressed:</p> <p><u>Transportation</u></p>

	<ol style="list-style-type: none"> 1. Noted a single right-turn lane and a single left-turn lane on Tyvola Glen Circle onto Nations Ford Road. 2. The pertinent transportation notes that apply to this site from the original submittal were restored. 3. Petitioner added Transportation Note 5d. that states the site is located on an existing bus route, and that the petitioner shall provide an construct a bench pad for a relocated bus stop on Nations Ford Road per Standard Detail (60.02A). A permanent easement will be provided, where dimensions exceed existing or proposed right-of-way limits. CATS will be responsible for installation and maintenance of the bench. <p><u>Environment</u></p> <ol style="list-style-type: none"> 4. Added a note stating that "development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance." <p><u>Requested Technical Revisions</u></p> <ol style="list-style-type: none"> 5. Delineated stream present on the site and added Environmental Features Note 8d. that states the stream shown and delineated on the plan is per Mecklenburg County GIS.
	<p>8. <u>Petition No. 2016-004</u> (Council District 1-Kinsey) by Selwyn Property Group Investments, LLC for a change in zoning for approximately 2.23 acres located on the west side of Park Road between Wyndcrofte Place and Hillside Avenue from R-4 (single family residential) to UR-2 (CD) urban residential, conditional).</p> <p><u>Attachment 31</u> (<i>City Council January 19, 2016</i>)</p> <p>Staff recommends approval of this petition.</p> <p>The following items have been addressed:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. Building elevations have been provided along Park Road and the internal street. 2. The proposed street has been extended to the southern edge of the property. 3. Tree save area along Park road has been removed for the site plan. 4. A note has been added committing to the style and general layout as shown on the site plan but modifications will be allowed per section 6.207 in the Zoning Ordinance. 5. The 50 of right-of-way dedication from the centerline of park road has been shown on the plan. 6. The future back of curb has been shown on the site plan. The 30 foot setback along Park Road has been measured from the right-of-way dedication line. 7. The right-of-way dedication along Park Road has been modified. 8. Notes 1 and 2 under Streetscape/Buffer/Landscaping have been modified to read that the buffer will be planted to a "Class B" standard. <p><u>Transportation</u></p> <ol style="list-style-type: none"> 9. Note 6 under Transportation, pertaining to development of the stub street has been removed. <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 10. Note number 5 under "Streetscape/Buffer/Landscape." Has been removed. 11. Note number 4 under "General Provisions" has been removed and a note that modifications will be allowed per section 6.207 has been added. <p>The following has been added since the Public hearing:</p> <ol style="list-style-type: none"> 1. A detail of the proposed buffer plantings along the southern edge of the property. <p>A detail of the proposed screening fence along the proposed public street connection.</p>
	<p>9. <u>Petition No. 2016-005</u> (Council District 1-Kinsey) by WP East Acquisitions, LLC for a change in zoning for approximately 3.3 acres located on the southeast corner at the intersection of North Brevard Street and East 25th Street from I-2 (general industrial) to TOD-M (CD) (transit oriented development-mixed use, conditional).</p> <p><u>Attachment 32</u> (<i>City Council January 19, 2016</i>)</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>The following item have been addressed:</p> <ol style="list-style-type: none"> 1. A recessed accessible parking space will be provided with the on street parking along the site's North Brevard Street frontage.

	<p>The following items have been added or amended since the public hearing:</p> <ol style="list-style-type: none"> 1. Petitioner will provide flex commercial space and the leasing office at the corner of E. 25th Street and Brevard Street running partially down east on E. 25th Street, with direct access to the street. 2. The community will have bicycle parking. 3. Labeled an existing alley that will be abandoned. 4. Petitioner will donate 425,000 to either Habitat for Humanity of Charlotte or the Charlotte City Housing trust fund for affordable housing. The funds will be contributed after a building permit is issued for the community and prior of the issuance of the first certificate of occupancy for the building constructed as depicted on the site plan. 5. The fitness center will not be seen from E. 25th Street, N. Brevard Street or the greenway. 6. The park on site will include a performance area. 7. The community will have a minimum of 30% two-bedroom units and 7% three-bedroom units. 8. Pedestrian scaled lighting will be provided on the project connection to the Cross Charlotte Trail if the Cross Charlotte Trail is developed adjacent to this site. 9. Petitioner will donate \$10,000 to Partners for Park for improvements to Cordelia Park. The funds will be contributed to the Partners to Park after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed within the site plan. 10. Art work totaling at least \$10,000 will be part of the community park in the general area as labeled on the site plan. The proposed art work will be installed either (i) as part of a partnership between the petitioner and the Art and Science Council; or (ii) by the petitioner. 11. Petitioner will donate \$5,000 to a B-cycle station to be located close to the E. 25th Street light rail station. The funds will be contributed after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed as depicted on the site plan. 12. Provided a 14.5 foot sidewalk along East 25th Street with an additional planting strip behind the curb and five-foot tree grates. 13. Added the following Note under Access and Transportation: "Petitioner will coordinate with NECI team for the E. 25th Street improvements during development and review of the site plan." This note is intended to serve as a place holder for more detailed notes to be determined by staff that will be added prior to a decision on the petition.
	<p>10. <u>Petition No. 2016-006</u> (Council District 3 –Mayfield) by Air West Center II, LLC & EWN Holdings, LLC for a change in zoning for approximately 6.04 acres located on the southwest corner at the intersection of Billy Graham Parkway and Wilkinson Boulevard from I-2 (general industrial) to I-1 (light industrial).</p> <p><u>Attachment 33</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this conventional petition.</p>
	<p>11. <u>Petition No. 2016-009</u> (Outside City Limits) by Eastgroup Properties, LP for a change in zoning for approximately 48.80 acres located on the west side of Sandy Porter Road between Shopton Road and Interstate 485 from R-3 (single family residential) to I-1 (CD) (light industrial, conditional) 5-Year Vested Rights.</p> <p><u>Attachment 34</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition.</p> <p>Update: The following outstanding issues have been addressed:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none"> 1. The back of the required curb and gutter is located 19 feet from the centerline of Sandy Porter Road along the frontage of the site. In lieu of bike lanes and a concrete sidewalk, an eight-foot planting strip and 12-foot asphalt multi-use path along these same limits has been provided. 2. Modify the following note has been modified as indicated: East/west connection to

	<p>Shutterfly Road which will be built to a private design section consistent with the entrance road in Phase 1 constructed to a local industrial cross section.</p> <p><u>Requested Technical Revisions</u></p> <ol style="list-style-type: none"> Note on Sheet RZ-1 that the proposed zoning is I-1(CD), five year vested rights. Delineate the Post Construction Storm Water ordinance stream buffers and also include these on Sheet RZ-1. Added the following note on the site plan as the locations for storm water management are shown on the site plan: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points." <p>The following item is outstanding as a result of the revised site plan:</p> <ol style="list-style-type: none"> The limits of the improvements along Gable Road should include the area in from of the 75-foot class A buffer.
<p>Deferral Requested (to February 24, 2016)</p>	<p>12. <u>Petition No. 2016-010</u> (Council District 4-Phipps) by Fourstone, LLC for a change in zoning for approximately 4.3 acres located on the southeast corner at the intersection of West Mallard Creek Church Road and Legranger Road from R-4 (single family residential) to BD (CD) (distributive business, conditional).</p> <p><u>Attachment 35</u> (City Council January 19, 2016)</p>
	<p>13. <u>Petition No. 2016-011</u> (Council District 3 –Mayfield) by Meck City Social Parent, LLC for a change in zoning for approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside Drive from I-2 (general industrial) to MUDD-O (mixed use development, optional).</p> <p><u>Attachment 36</u> (City Council January 19, 2016)</p> <p>Staff Recommends approval of this petition.</p> <p>The following issues have been addressed:</p> <ol style="list-style-type: none"> A purpose statement has been added that the intent of the rezoning is to re-use the existing building. The optional request had been modified to request an 8 foot planting strip and 8 foot sidewalk along both public streets. <u>Transportation</u> Pavement markings for on street parking have been removed from the site plan. <p>The following items have been added or amended since the public hearing:</p> <ol style="list-style-type: none"> Optional request and detail of a proposed sign has been added to the site plan.
	<p>14. <u>Petition No. 2016-012</u> (Council District 3-Mayfield) by Christopher Byers for a change in zoning for approximately 0.59 acres located on the northeast corner at the intersection of Winnifred Street and West Bland Street from I-2 (general industrial) to TOD-M (transit oriented development-mixed use).</p> <p><u>Attachment 37</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this conventional petition.</p>
	<p>15. <u>Petition No. 2016-013</u> (Council District 6-Smith) by Richter Development, LLC for a change in zoning for approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park Road from R-6MF (CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional).</p> <p><u>Attachment 26</u> (City Council January 19, 2016)</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issue.</p>

The following items have been addressed:

Site and Building Design

1. Showed 400 square feet of private open space for each unit exclusive of the five-foot wide screening adjacent to the single family zoning and uses for internal units. Provided notes allowing the sub-lots and private open space to extend into the landscape strip as needed.
2. Provided architectural standards notes that commit to the provision of fenestration for end unit facades facing the public streets. The petitioner is working with Planning Staff to further clarify this note.
3. Staff rescinded the request to amend Architecture and Site Design Standards Note 2a to specify that units along Woodlawn Road will provide courtyards and direct access to the public sidewalk because the petitioner provided a note under Streetscape and Landscaping related to courtyards and access along Woodlawn.
4. Staff rescinded the request to remove the parking placed closest to Woodlawn Road, on the eastern side of the site, so that parking aligns with the proposed buildings because the petitioner removed the proposed right-in/right-out and it provides guest parking.

Transportation

5. CDOT rescinded the request to provide a westbound left-turn lane on Woodlawn Road at the intersection of Halstead Drive because the petitioner is dedicating the right-of-way for future road widening and providing \$50,000 dollar towards transportation improvements.
6. Eliminated the proposed driveway on Woodlawn Road because a right-in/right-out could not be achieved.
7. CDOT rescinded the request to locate the future back of curb to accommodate a cross section of four 11-foot travel lanes divided by a 10-foot wide median, five-foot bicycle lanes in each direction, 2.5-foot curb and gutter, eight-foot wide planting strips, and eight-foot wide sidewalks because the petitioner is dedicating the right-of-way to allow for widening of Woodlawn Road in the future and is contributing \$50,000 dollars to roadway improvements in the area. The petitioner will locate the sidewalk in the future location and a wide planting strip will be provided to accommodate the future curb line.

The following items have been added or modified since the public hearing:

1. Added a note under Streetscape and Landscaping specifying that any courtyard walls/fencing between the units and the public streets will be setback a minimum of two feet from the back of the sidewalk and limited to four feet in height with breaks for access to dwelling units.
2. Added a note that the existing curb and gutter on Halstead Drive shall remain.
3. Revised the Schematic Site Plan to reflect changes made to the notes and to remove the access driveway off Woodlawn Road.

The following items are outstanding:

Site and Building Design

1. Revise note 2. c. to provide additional clarity to "fenestration."

Transportation

2. Amend Transportation note 2. to state that the petitioner will dedicate the future right-of-way at the time of subdivision review or when requested by the City, whichever occurs first.
3. Provide a two-foot sidewalk/utility easement behind the proposed sidewalk.