



**REQUEST 3: DEVELOPMENT PLAN**

Request for recommendation of approval of the Development Plan to the Planning and Zoning Commission with the following two conditions:

- 1) That the applicant reflects the Bridge Street and Frantz Road right-of-way change details and coordinates site work in this area with the interchange improvements and timing of the construction easement, prior to the building permit review; and
- 2) That the applicant investigates the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building, prior to the building permit review.

**Determination:** The Development Plan was recommended for approval to the Planning and Zoning Commission with two conditions.

**REQUEST 4: SITE PLAN WAIVERS**

Request for approval to the Planning and Zoning Commission for four Site Plan Waivers:

1. Ground Story Transparency - Corridor Building: Previously approved for 43%; new request for 38%
2. Upper Story Transparency - Corridor Building
3. Open Space proportion
4. SR 161 Street Trees

**Determination:** The four Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

**REQUEST 5: SITE PLAN WAIVER**

Request for approval to the Planning and Zoning Commission for one Site Plan Waiver:

1. Blank Wall - Corridor Building

**Determination:** The Site Plan Waiver above was recommended for disapproval to the Planning and Zoning Commission as part of the Site Plan Review.

**REQUEST 6: SITE PLAN REVIEW**

Request for a recommendation of approval of the Site Plan Review to the Planning and Zoning Commission with four conditions:

- 1) That the applicant provides public access easements for all publicly accessible open spaces and pedestrian connections on the Plat, prior to the Council review;
- 2) That the applicant modifies the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated Plat;
- 3) That the applicant specifies the material (glass) details for both Towers; and
- 4) That the applicant resolves the landscaping details prior to the demolition permit.

**Determination:** The Site Plan was recommended for approval to the Planning and Zoning Commission with four conditions.

**STAFF CERTIFICATION**



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Gary P. Gunderman, Planning Manager