

Mr. Schottke asked how low the storage tanks are and if they will be visible. Mr. Lagana stated that a good portion will not be visible due to the location of the maintenance building and the parking garage. Mr. Schottke asked if it was necessary that they be painted white and Mr. Lagana stated that it is.

Mr. Schottke asked if each pond had an overflow into Grant Run. Mr. Fleming responded that yes, they are all connected.

Mr. Schottke asked where the three generators were located. Mr. Fleming pointed out their location and stated that they were enclosed units, blocked by the maintenance building.

Mr. Schottke asked about the lack of landscaping along the front parking garage and whether it would be possible to get some soft landscaping. Mr. Fleming stated that they are unable to touch the landscaping based on the Grant Run stream relocation and the floodplain. Over time, plants will grow up and cover that part of the garage.

Mr. Schottke asked the Development Staff about the comment in the Staff Report that stated their recommendation to install a retaining wall along the proposed drive or reduce the width of the drive to accommodate the mounds increased height while also allowing for a maintainable slope. Mr. Rauch stated that was a general statement as they were unsure as to what the slope would be. However, if they can maintain a 3:1 slope without a retaining wall, Staff will be comfortable with it.

Being no further discussion, Mr. Schottke motioned to recommend the approval of the development plan to City Council as submitted, with the following deviations and stipulations:

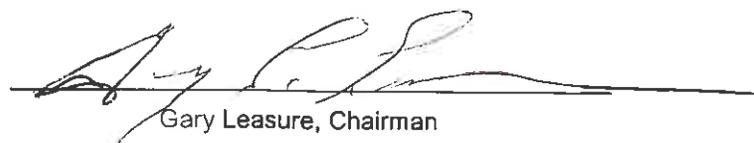
1. Parking spaces in parking garages shall be permitted to deviate from the required square footage to be a minimum of 9'x18'.
2. The landscape island in the southern parking lot shall be permitted to deviate from the requirements of Chapter 1136 to be striped in lieu of a landscape island, as shown on sheet L-1.1.
3. A 1' parking setback shall be permitted along North Bluegrass Lane, with the installation of landscaping between the parking lot and roadway per Chapter 1136 subject to the review and approval of the Urban Forester.
4. A 30' parking setback shall be permitted in lieu of a 45' setback next to residential lots on the east side, with the installation of an 8' mound with decorative fencing and landscape screening exceeding that required in Exhibit B-2 of chapter 1136 subject to the approval of the Urban Forester.
5. Parking lots shall be permitted to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula as shown on landscape plan.
6. All rooftop mechanicals shall be screened from all off site views through the extension of the parapet walls or placement mechanical screens as illustrated on sheets AD1.01 – AD1.04.

Mr. Linder seconded the motion and it was unanimously approved.

Having no further business, Chairman Leasure adjourned the meeting at 1:53 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman