

10-21-2015: Revised Conditions of Approval:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned;
2. Compliance with all requirements of the Subdivision Regulations;
3. Recordation of cross-access easements between both lots in the subdivision;
4. All street improvements to be installed with the first phase of development;
5. **Providing a phasing plan with the first phase of development that identifies the limits of the phase, the auto and pedestrian connections, sidewalk and landscape improvements along Old Greenfield Road out to Greenfield Road, and temporary landscaping at the edge of the phase. Sidewalk design in front of Lot 1 to be consistent with sidewalk in front of Lot 2;**
6. **Provide a revised site plan with details for pedestrian access to building type G3 and to show sidewalk connections from the G2 buildings to the dumpster locations;**
7. Install temporary right-of-way landscaping along Lot 1's Old Greenfield Rd frontage with the first phase of this development which landscaping shall be supplemented and made permanent in conjunction with the future development of the balance of Lot 1;
8. **Provide a parking plan that meets the intent of Code for landscape islands and for landscape islands between parking canopies;**
9. This site plan approval includes an area of improvements on Lot 1 associated with this development, as depicted on the site plan. Future development of the balance of Lot 1 will require both Site Plan Review and Design Review;
10. Design Review approval of the current proposal;
11. Compliance with all City development codes and regulations;
12. Compliance with all requirements of Design Review approval.