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# MEMORANDUM

**To:** Mayor and City Council  
**Through:** Natalie Lewis, Deputy City Manager  
Nana Appiah, PhD, AICP, Development Services Director  
**From:** Rachel Prelog, AICP, Assistant Planning Director  
**Date:** March 21, 2022  
**Subject:** ZON21-00731 Revised Site Plan and Conditions of Approval

Based on ongoing discussions with surrounding neighbors, the applicants for zoning case ZON21-00731, and companion case to ZON21-00878, are proposing three modifications to the proposed site and four additional conditions of approval to address concerns discussed with the surrounding neighbors after the Planning and Zoning Board hearing on January 26, 2022. Staff is recommending the City Council adopt the revised site plan (the final site plan), the revised table with the modifications to the development standards (condition of approval number five), and the new conditions of approval in addition to the conditions of approval considered by the Planning and Zoning Board and included in the staff report. The proposed site plan changes are as follows:

1. Along the eastern boundary of the property, adjacent to Recker Road, buildings 5 & 6 have been reduced from 3-stories to 2-stories.
2. The total number of units has decreased from 359 units to 339 units and subsequently, the proposed parking ratio has been increased from 1.85 spaces per unit to 1.95 spaces per unit. Condition of approval number five, the table with the modifications to the development standards approved with the PAD, has been updated to reflect the updated parking ratio.
3. Along the eastern boundary of the property, adjacent to Recker Road, a 6-foot freestanding wall has been proposed. Condition of approval number five, the table with the modifications to the development standards approved with the PAD, has been updated to include the maximum wall or fence height for the property boundary.

The additional condition of approval is as follows:

1. Prior to submittal of a building permit, record a shared parking agreement between the multiple residence and commercial developments.
2. Compliance with the good neighbor policy that prohibits, on the balcony of any multiple residence located adjacent to Recker Road, the following: (i) any antenna, satellite disc, or other antenna or wireless communication facility, and (ii) any exterior storage.

3. Elevations and renderings must conform to the recommendations of the Design Review Board as determined by the Planning Director; and all development on the property must comply with the elevations and renderings approved by the Planning Director.
4. The addition of any drive-thru or the relocation of a drive-thru shown on the final site plan is a Major Site Plan Modification that requires review by the Planning and Zoning Board and approval by City Council.