

LEGISLATIVE #

110866A

CITY PLAN BOARD RECOMMENDED CONDITIONS

Summary of Recommended Conditions**Condition 1.**

The area between the edge of curb/edge of pavement of the driveway and the property line shall be a minimum of 8 feet wide.

Condition 2.

The development shall maintain safe and efficient pedestrian circulation throughout the site. A pedestrian cross-walk and required facilities shall be provided to ensure safe and efficient connectivity from the residential area on the west, across the driveway to the entrance of the restaurant.

Condition 3.

The parking spaces closest to NW 39th Avenue shall be designed to maintain a minimum of 40 feet separation from the travel lane of NW 39th Avenue. During development plan review, the Public Works Department shall determine the exact distance based on the need to allow safe maneuvering of pedestrians and vehicles accessing and leaving the site.

Condition 4.

The development may expand the vehicular use area to allow up to 30 additional parking spaces on the west side of the property, subject to the requirements of the Land Development Code. During development plan review, Public Works shall determine detailed designs and configuration of the parking and how it relates to the adjacent road network as well as stormwater, internal vehicle and pedestrian circulation. The design and configuration shall be based on the requirements of the Public Works Design Manual in conjunction with professional determination of achieving automobile and pedestrian circulation at the site in the safest and most efficient manner.

Condition 5.

A final development plan for additional parking spaces and other improvements must be approved by the City within three (3) years of adoption of the ordinance. Construction must commence within 18 months of approval of the Final Development Order. Failure to comply with the time limits shall render the PD approval for additional parking spaces null and void.