

### *Access by Foot and Bicycle*

Multi-modal connectivity is an important component of this project. Safe and convenient on-site pedestrian and bicycle circulation facilities such as sidewalks and crosswalks connecting buildings and parking areas will be provided in accordance with Concurrency Management Element Policy 1.1.4. Sidewalk improvements will connect the existing facilities on SW Archer Road and Old Archer Road to the project site. New sidewalks will be constructed along Old Archer Road and SW 23<sup>rd</sup> Street. All sidewalk improvements on SW 23<sup>rd</sup> Street will be concurrent with roadway improvements. New sidewalks will have a minimum five feet of unobstructed width and will connect directly to the internal breezeway network. Bicycle parking will be provided in the form of an indoor bicycle storage facility for residents located internal to the vehicular parking structure. The number of bicycle spaces will be determined through the PD process.

Redevelopment of the site as proposed will result in a reduction in the number of required bicycle spaces. This will not limit accessibility by bicycle, however it is reasonable to assume that given the location of the site the majority of non-vehicular travel will be via mass transit or pedestrian activity to on-site or neighboring commercial uses.

### *Access to Transit*

Gatorwood Apartments is located along RTS Routes 1, 12, 35, and 36, providing for alternative transportation methods throughout the City, County, and region. As previously stated, sidewalk improvements will be made to connect the site to the existing transit stop. As part of the redevelopment process the existing rider shelter will be replaced with a new, architecturally compatible shelter that meets RTS standards. The existing shelter is located off-site and would constitute an off-site improvement.

Given the location of the proposed development, it is reasonable to assume that the majority of residents will be affiliated with the University of Florida. Students, faculty, and staff of the University of Florida are entitled to free, unlimited transit access. Additionally, Veteran's Administration employees are also entitled to free, unlimited access to transit.

### Environmental Features

The Gatorwood Apartments site does not contain any environmentally significant land or water resources as designated by the Conservation, Open Space, and Groundwater Recharge Element. The site is not located within the Federal Emergency Management Agency (FEMA) 100 year flood plain. Stormwater management facilities will be constructed to control runoff from the built portions of the site. These facilities will be constructed in accordance with LDC Section 30-270. Post-development run-off will not exceed pre-development run-off.

A landscape buffer with a minimum width of 9 feet will be provided along the western edge of the site. Furthermore, consistency with the intent of the Mixed Use Low category requires new buildings to front Old Archer Road and SW 23<sup>rd</sup> Street. This orientation will provide for common open space and stormwater management facilities to serve as additional buffers to adjacent uses.

All buildings shall be inspected prior to demolition. All hazardous materials regulated under Alachua County Hazardous Materials Management Code, including fluorescent lamps and other mercury containing devices, shall be removed and properly managed. The petitioner shall provide a letter to Alachua County Environmental Protection Department (ACEPD) certifying that the inspection and, if applicable, the removal and proper management of regulated materials was completed.

Signage on the site will be erected in conformance with the LDC. Article IX Division I shall be the applicable regulation for any signs erected on the site. Lighting on the site will be pedestrian in scale. Lighting may be designed to include full cut-off fixtures to minimize lighting impacts on surrounding properties and residents of the community. Lighting installed on the site will be in accordance with all applicable sections of the LDC.

## **6. Consistency with the Comprehensive Plan**

### **Future Land Use Element**

The Comprehensive Plan Future Land Use Element *Objective 2.1* states that redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice. Further, *Policy 2.1.2* states that the City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus.

The proposed Future Land Use change from Mixed Use Low to PUD will allow for compact, multi-family residential development that incorporates urban design strategies and promotes a vibrant, multi-modal community. The proposed change is compatible with the residential land uses existing around the site and discourages sprawl, providing further consistency with the Future Land Use Map. In addition, the use of a Planned Use District on this site will protect and improve existing bicycle and pedestrian facilities, consistent with Comprehensive Plan Future Land Use Element *Objective 1.2*. This will be accomplished through the construction of new sidewalks and crosswalks, roadway improvements, and improvement of existing bus shelter.

### **Transportation Mobility Element**

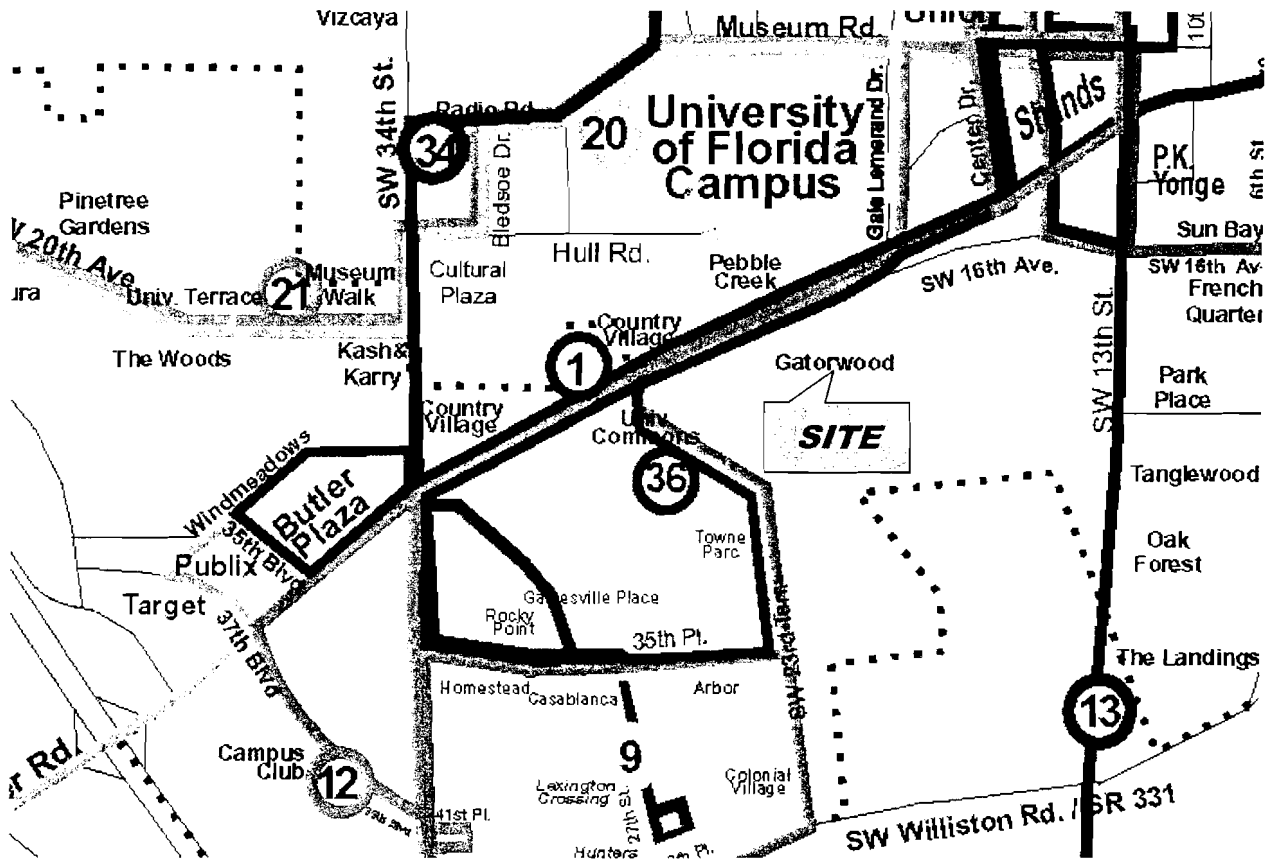
This site is located on Old Archer Road, which runs parallel to SW Archer Road. This is within the Transportation Concurrency Exception Area, Zone A. It is not required that development within this area meet roadway concurrency requirements, provided the requirements of Policy 1.1.4 of the Concurrency Management Element are met. Table 2 illustrates the impact that the development will have on SW Archer Road.

As part of the new residential structure, the project will construct a multi-level parking facility. This facility will be accessed from Old Archer Road and from SW 23<sup>rd</sup> Street and access will meet all Florida Department of Transportation design criteria. Additionally, the level of service standards defined within the City of Gainesville Comprehensive Plan Transportation Mobility Element will be met.

Consistent with Comprehensive Plan Transportation Mobility Element *Policy 3.1.1*, the proposed PUD will increase the residential density while not consuming land designated for other development along the existing SW Archer Road transit corridor. As Figure 1 illustrates, the project site is located along RTS Routes 1, 12, 35, and 56. These routes will transport residents directly to the University of Florida campus, Shands Healthcare facilities, the Veteran's Administration Medical Center, the Downtown Plaza, and Butler Plaza. From these points, riders will have access to all of Gainesville and those parts of Alachua County currently served by RTS. Further, Old Archer Road and SW Archer Road have existing sidewalks which will allow residents to walk or bike to other residential and commercial facilities existing throughout the area. Development of the site will include the construction of a new RTS rider shelter. The new shelter will replace the existing shelter and be designed according to RTS standards. The

new shelter will be architecturally compatible with the development. This will further aid in the establishment of multi-modal habits for new and returning residents to the area.

Sidewalks connecting to the existing pedestrian facilities along Old Archer Road and SW Archer Road will be installed. New sidewalks will run the length of the property along Old Archer Road and will be concurrent with the improvements on SW 23<sup>rd</sup> Street.



**Figure 1. Regional Transit System (RTS) Routes Proximate to Project Site**

Source: <http://www.go-rt.com/>

The focus on creating and improving multi-modal access is consistent with Transportation , Mobility Element *Policy 1.1.2* by promoting transportation choice, healthy residential development, safety, and convenience.

### **Housing Element**

Gatorwood Apartments intends to redevelop the existing residential facility as a mixed use, multi-family residential development with convenient access to the University of Florida, Shands Healthcare, the Veteran’s Administration Medical Center, and several RTS routes. The proposed PUD is consistent with the overall goal of the Comprehensive Plan Housing Element by providing adequate, decent, safe, sanitary, healthy, and cost-effective housing. Furthermore, *Policy 1.1.5* states that the private sector shall be responsible for providing housing for college students. Therefore, the proposed PUD designation will support the overall goal of this Element

of the Comprehensive Plan and allow for the provision of housing for students of the University of Florida.

### **Conservation, Open Space and Groundwater Recharge Element (COSGR)**

The Gatorwood Apartments site does not contain any environmentally significant land or resources including creeks, wetlands, lakes, wellfields, major groundwater recharge areas, or upland areas, as designated by *Policy 1.1.1* of the COSGR Element of the Comprehensive Plan. In addition, Gatorwood Apartments intends to increase the amount of contiguous, pervious surface currently existing on the site by utilizing a multistory design.

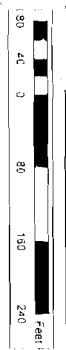
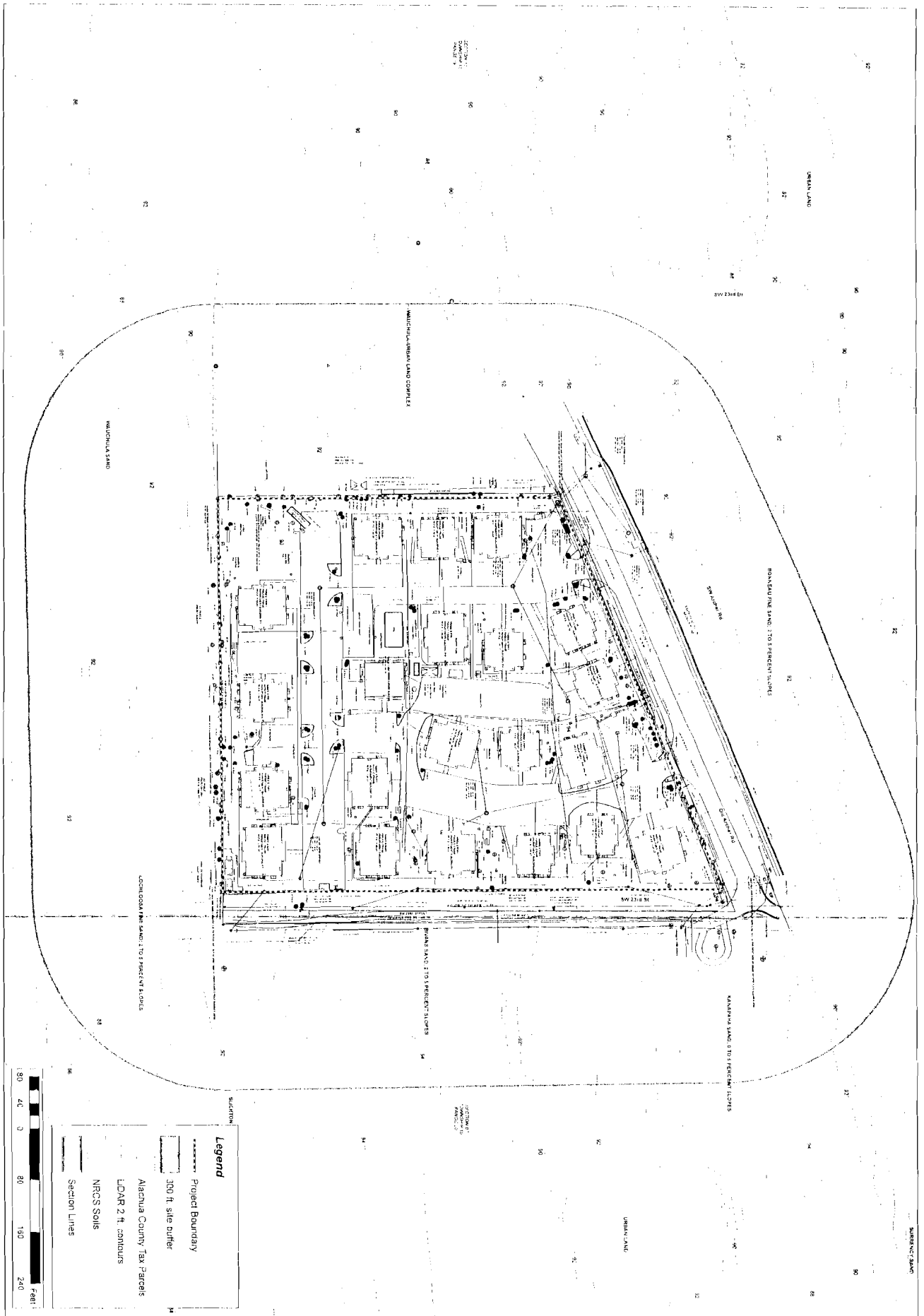
Open space will include landscaped and natural areas, the stormwater management facility (SMF), and a pervious emergency access lane. In addition, Gatorwood Apartments intends to incorporate interior courtyards in the residential building area. The majority of the open space will contain pervious surfaces allowing precipitation to percolate through the ground, thereby minimizing the amount of run-off from the site. The SMF will be designed as a wet basin to both catch and treat stormwater and prevent it from flowing directly into surface waters.

### **Potable Water/Wastewater Management Element**

The existing Gatorwood Apartments facilities are connected to potable water and sanitary sewer service provided by Gainesville Regional Utilities (GRU).

### **Stormwater Management Element**

Gatorwood Apartments intends to construct one stormwater management facility that will function as a wet basin. In accordance with the Comprehensive Plan Stormwater Management Element *Objective 1.9* the design of the wet basin will serve a dual purpose as both a stormwater facility and as an aesthetically pleasing feature. The stormwater basin will be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The basin will be designed to contain any run-off from the site and to allow stormwater to percolate into the soil, rather than run directly into the ultimate receiving surface waters.



**Legend**

- Project Boundary
- 100 ft. site buffer
- Alachua County Tax Parcels
- LDCAR 2 ft. contours
- NRCS Soils
- Section Lines

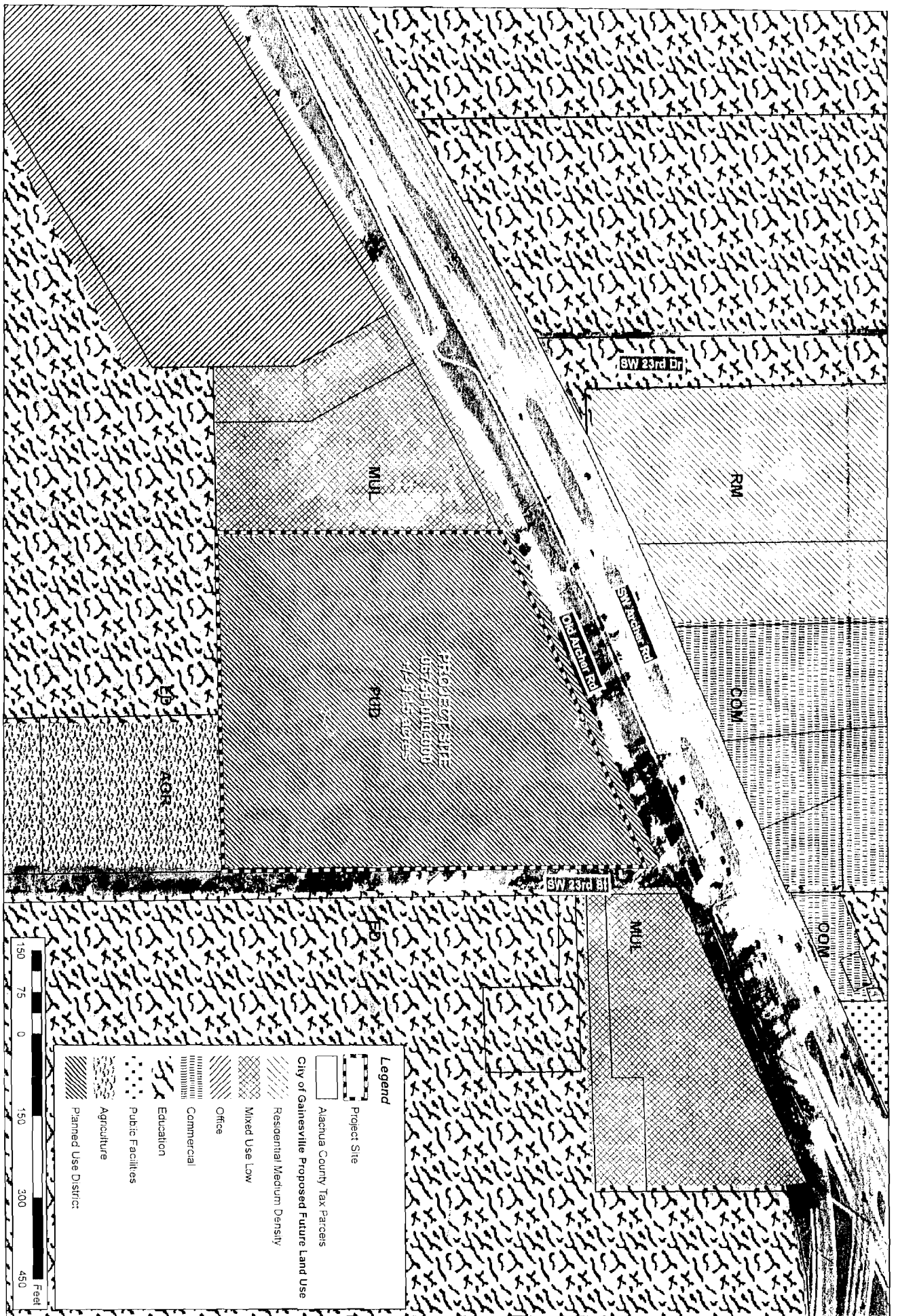
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 License Expiration: [Date]  
 License No. [Number]  
 License Expiration: [Date]



## Gatorwood Apartments Small-scale Comprehensive Plan Amendment

ILLUSTRATION 1  
 EXISTING  
 CONDITIONS MAP



**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Proposed Future Land Use
- Residential Medium Density
- Mixed Use Low
- Office
- Commercial
- Education
- Public Facilities
- Agriculture
- Planned Use District



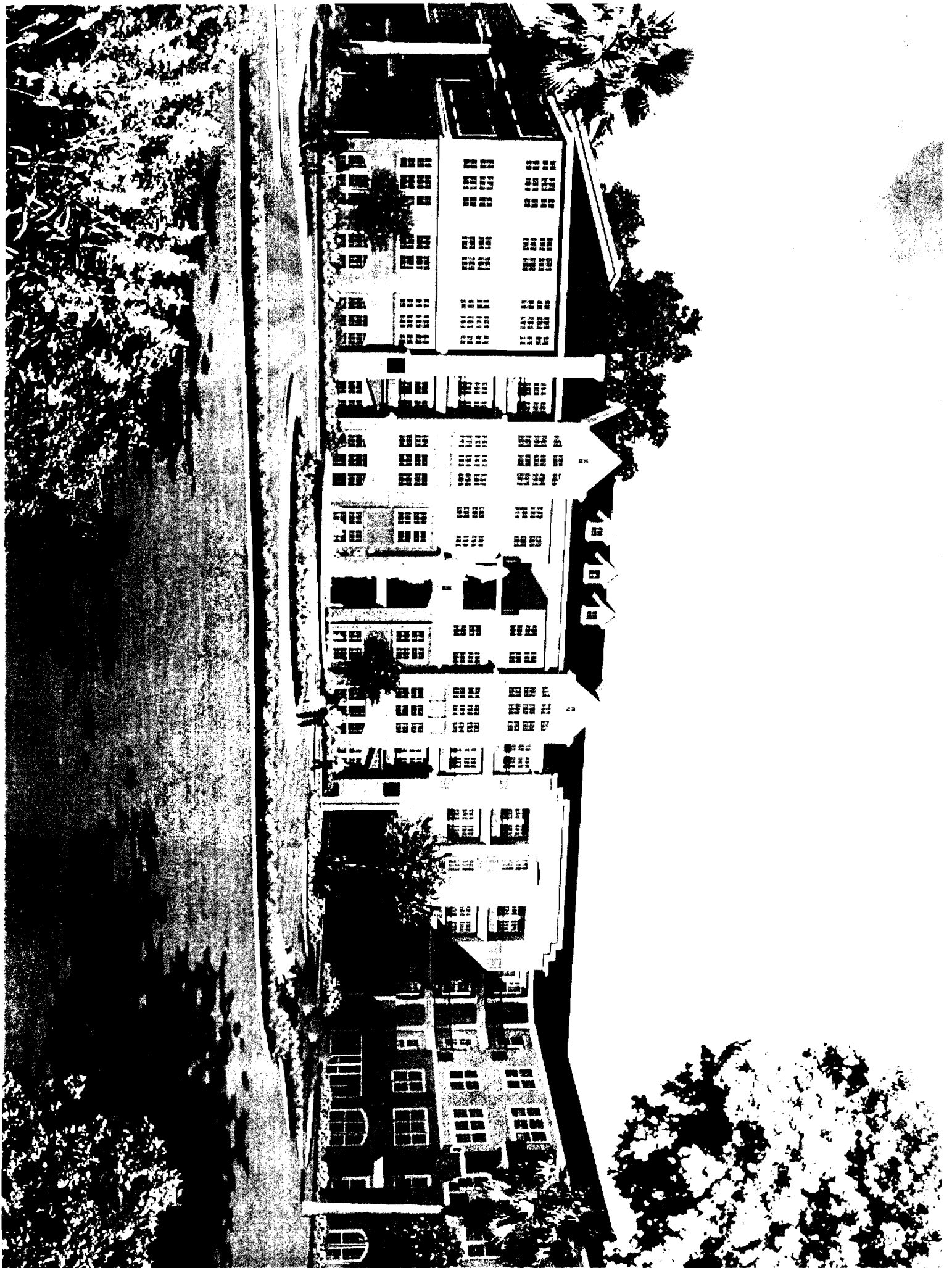
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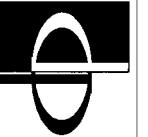
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 Scale: [Scale]  
 Project: [Project Name]



**Gatorwood Apartments  
 Small-scale Comprehensive Plan Amendment**







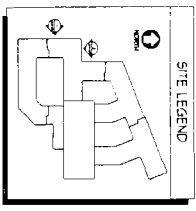
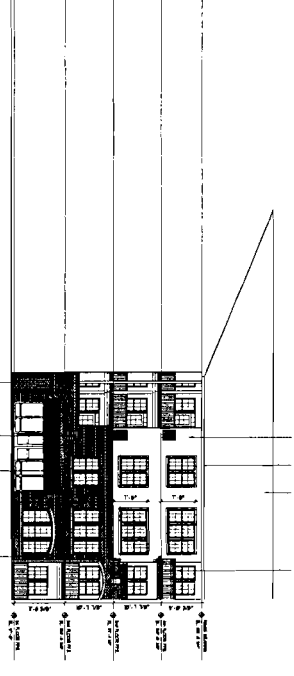
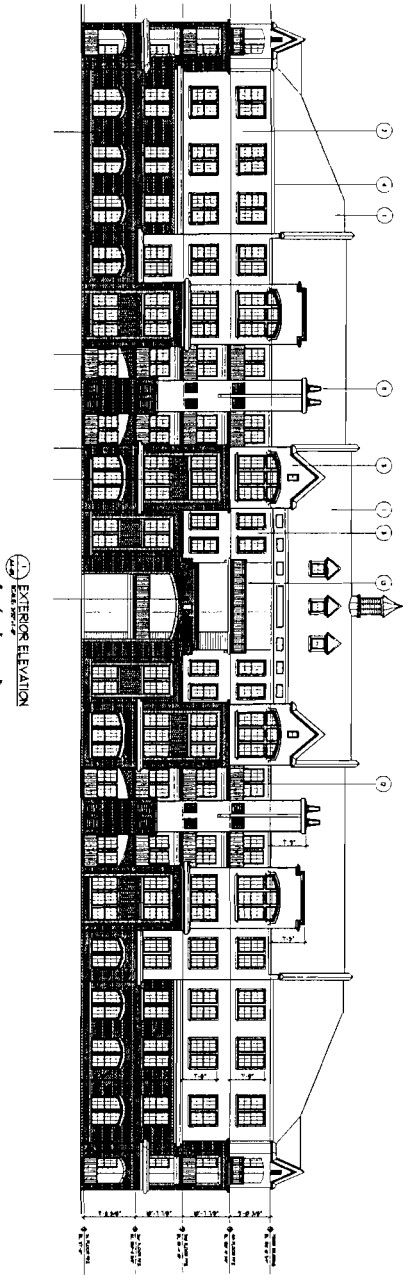
**THE PEARSON PARTNERSHIP, LLC**  
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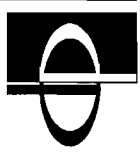
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DESIGNED BY	JCS
CHECKED BY	JCS
DRAWN BY	JCS
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PROJECT NUMBER	A4-01

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3	FLOOR FINISH	1:1	05/15/20
4	CEILING FINISH	1:1	05/15/20
5	DOOR FINISH	1:1	05/15/20
6	WINDOW FINISH	1:1	05/15/20
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8	GLASS FINISH	1:1	05/15/20
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10	CONCRETE FINISH	1:1	05/15/20
11	BRICK FINISH	1:1	05/15/20
12	WOOD FINISH	1:1	05/15/20
13	ROOFING FINISH	1:1	05/15/20
14	LANDSCAPE FINISH	1:1	05/15/20
15	SMOOTH FINISH	1:1	05/15/20
16	TEXTURED FINISH	1:1	05/15/20
17	ROUGH FINISH	1:1	05/15/20
18	CONCRETE FINISH	1:1	05/15/20
19	BRICK FINISH	1:1	05/15/20
20	WOOD FINISH	1:1	05/15/20
21	ROOFING FINISH	1:1	05/15/20
22	LANDSCAPE FINISH	1:1	05/15/20
23	SMOOTH FINISH	1:1	05/15/20
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25	ROUGH FINISH	1:1	05/15/20



**SITE LEGEND**

A4-01



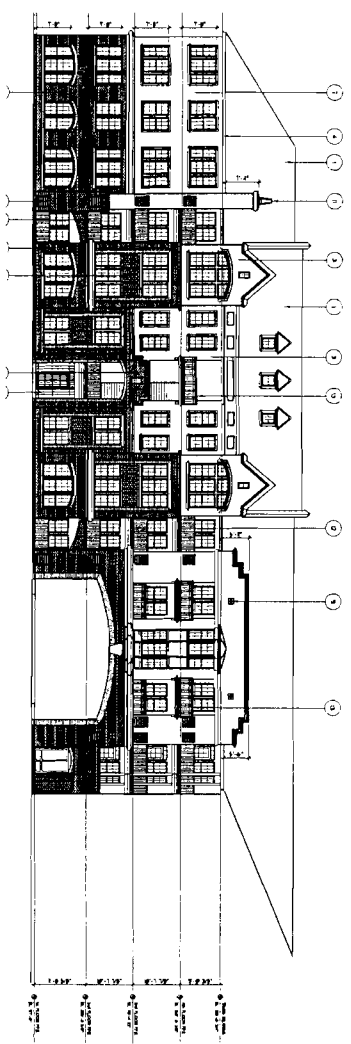
**THE PEARSON PARTNERSHIP, LLC**  
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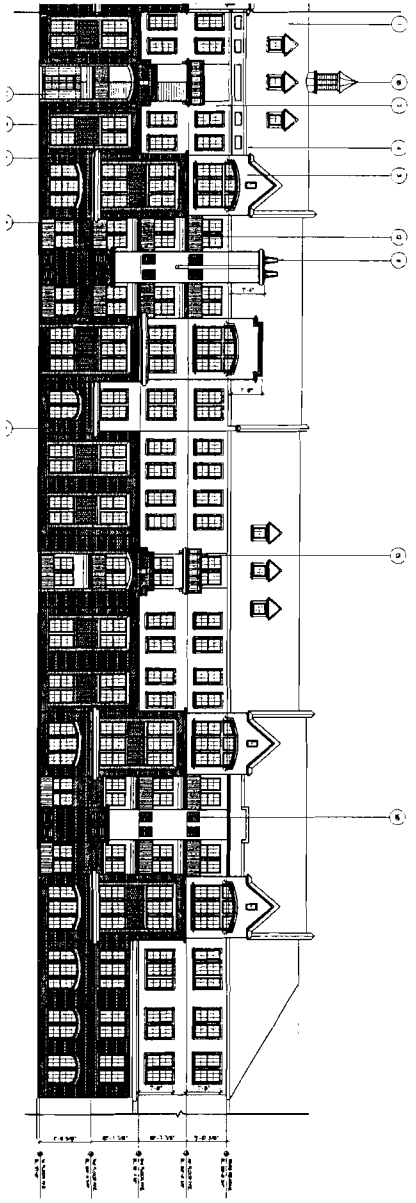


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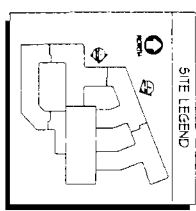
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EXTERIOR ELEVATION  
 SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION  
 SCALE 1/8" = 1'-0"



NO.	DATE	DESCRIPTION
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2	05/15/01	ISSUED FOR CONSTRUCTION
3	05/15/01	ISSUED FOR RECORD

**A4-02**

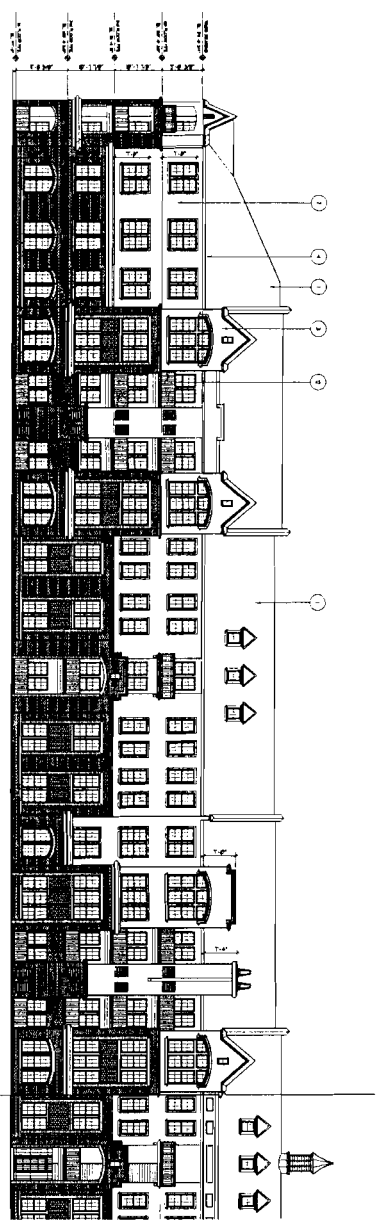


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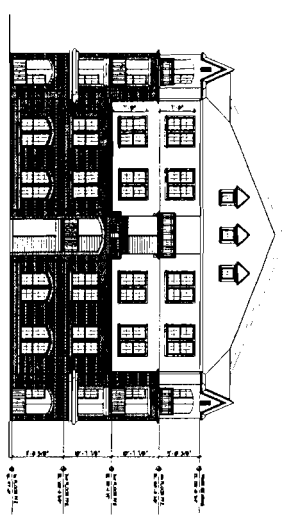
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CHECKED BY	JES
PROJECT TITLE	EXTERIOR BUILDING ELEVATIONS
DRAWING NUMBER	A4-03
COMMENTS	

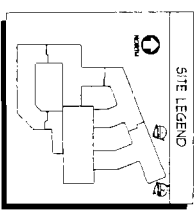


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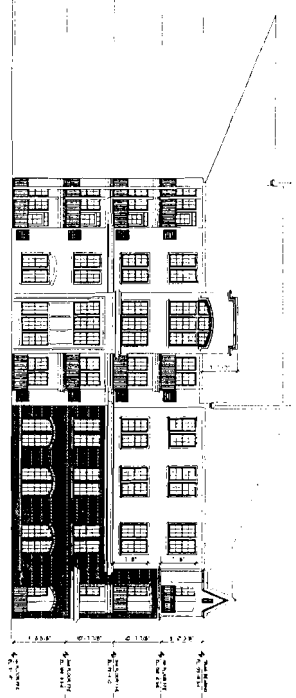


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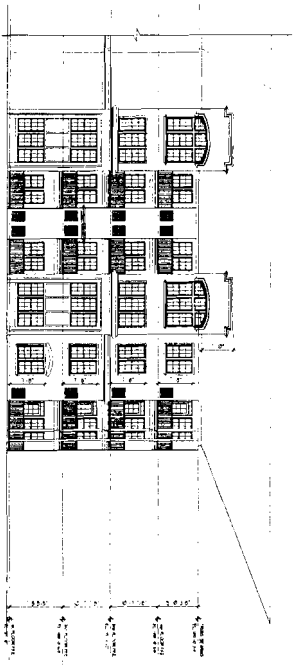
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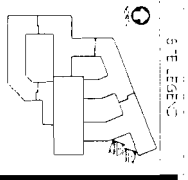


EAST ELEVATION  
SCALE 1/8" = 1'-0"



WEST ELEVATION  
SCALE 1/8" = 1'-0"

ELEVATION FINISH KEY	
NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	PAINT
6	ROOFING
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	INSULATION
11	FOUNDATION
12	LANDSCAPE
13	EXTERIOR LIGHTING
14	EXTERIOR FURNITURE
15	EXTERIOR SIGNAGE
16	EXTERIOR WALLS
17	EXTERIOR ROOFING
18	EXTERIOR FLOORING
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99	EXTERIOR DOWNSPUTS
100	EXTERIOR VENTILATION



**THE FORUM PARTNERSHIP, LLC**  
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**PROJECT**  
THE  
BARBARA  
GARDNER CENTER  
ATLANTA, GA

**FORUM**  
FORUM  
DEVELOPMENT, LLC  
1000 ALABAMA ROAD, SUITE 800  
ATLANTA, GEORGIA 30303

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/15/01	ISSUED FOR PERMIT
2	09/15/01	ISSUED FOR CONSTRUCTION
3	09/15/01	ISSUED FOR RECORD

**DATE** 09/15/01  
**DESIGNED BY** JFS  
**CHECKED BY** JFS  
**PROJECT NAME** EXTERIOR BUILDING ELEVATIONS  
**CLIENT NAME** FORUM DEVELOPMENT, LLC  
**CONTRACT NO.** 44-01



**THE BOSTON PARTNERSHIP, LLC**  
 A BOSTON PARTNERSHIP  
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 BOSTON, MASSACHUSETTS 02118  
 TEL: 617.552.2444  
 FAX: 617.552.2445  
 WWW.BOSTONPARTNERSHIP.COM

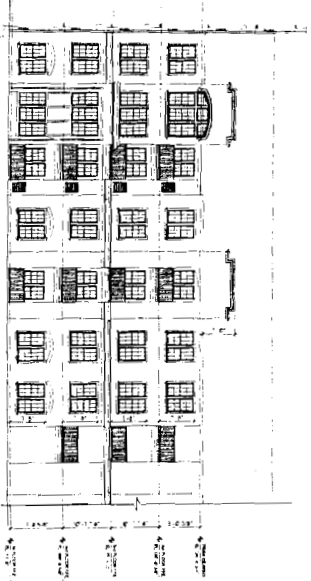
**THE BOSTON PARTNERSHIP, LLC**  
 1000 ARDEN STREET, SUITE 500  
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PROJECT:	EVER OR RINSU KEY
DATE:	05/15/10
DESIGNED BY:	JRS
CHECKED BY:	JRS
DATE:	4.4.07

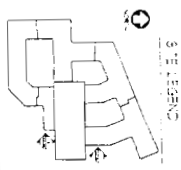
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EVER OR RINSU KEY  
 EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"



EVER OR RINSU KEY  
 EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"





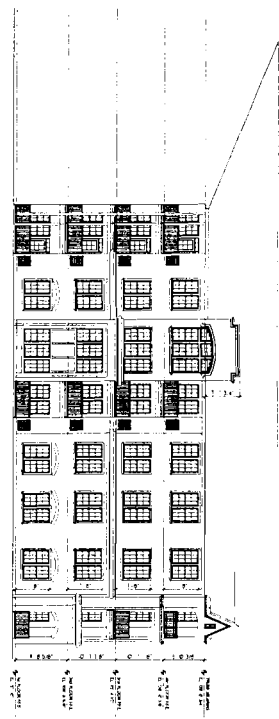
**THE PENSION PARTNERSHIP, LLC**  
 A WITH-BENEFITARY SECUR FIRM  
 1000 ALABAMA ROAD, N.E. SUITE 400  
 ATLANTA, GEORGIA 30329  
 TEL: 770 528 3844  
 FAX: 770 528 3843  
 WWW.PENSIONPARTNERSHIP.COM

**PROJECT**  
 THE  
 BARTRAM  
 DEVELOPMENT  
 400 W. MARKET STREET  
 N.W. SUITE 1000  
 ATLANTA, GA 30333

**FORAM**  
 FORAM  
 DEVELOPMENT, LLC  
 400 W. MARKET STREET, SUITE 1000  
 ATLANTA, GA 30333  
 TEL: 404 525 1000  
 FAX: 404 525 1001  
 WWW.FORAMDEVELOPMENT.COM

**REVISIONS**

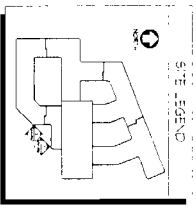
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1.1.1 EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"



1.1.2 EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"



**DATE:** 05/11/06  
**DESIGNER:** JCS  
**CHECKER:** JCS  
**PROJECT:** EXTERIOR BUILDINGS ELEVATIONS  
**SCALE:** 1/8" = 1'-0"

**Petition 36LUC-06 PB**

Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Amend the City of Gainesville 2000-2010 Future Land Use Map from MUL (Mixed Use Low Intensity, 8-30 units/ acre) to PUD (Planned Use District). Located at 2337 Southwest Archer Road. Related to Petition 37PDV-06 PB.

Ms. Bedez Massey was recognized. She presented slides and stated this was a 9.15-acre site and pointed out the location on the overhead. She stated it is the existing site of Gatorwood Apartments, which are currently vacant. She stated the request was to rezone the property from the current zoning designation of MU-1 to PD (Planned Development) and to change the land use from MUL (Mixed use low) to PUD (Planned Use District).

Mr. Jerry Dedenbach of Causseaux & Ellington, was recognized. He stated this area was a very important area in the University community because it is close to campus and will be home to hundreds of students. He showed slides of the area pointing out Archer Road and a bike trail. He gave a brief history of the site and said the request was to increase the density of the land use from 30 dwelling units per acre to 40. He said the zoning request was to change the zoning from MU-1 to Planned Development. He stated a small portion of the site would have about 8,000 square feet of some community supportive commercial area. He pointed out the area on the northern portion of the site to the rear, where the buildings would be clustered to allow for a larger open space and retention pond. He pointed out surrounding properties and the connection for walking, biking, and vehicles that would be to the north to Old Archer Road. He further pointed out the proposed layout of the plan.

Mr. Dedenbach stated staff conditions listed two driveway entrances, however, a third was needed. He stated the two primary entrances were for student access, residential access and access to the retail through the garage. He stated the third access would be for loading, unloading and emergency access, which would allow for moving in, moving out and dumpster and fire access. He explained planned roadway improvements. He showed a representation of the transit stop that would be built and would have the architectural style of the buildings. He stated new sidewalks would be added, in addition to perimeter buffers and security fencing around the back of the site to add security to the building. Regarding the condition to build an architectural wall, Mr. Dedenbach stated a fence would be preferred rather than an architectural wall, since it was up against the woods. He showed an architectural rendering of the site, stating it would be 4 floors and explained features of the building and stated it would be Collegiate Style. To clarify the condition of the stormwater management facility, he stated it would be an irregular shape, but it has not been depicted what the basin will look like because the old buildings have not yet been removed from the site. He said since it will be behind the structures, inside the fenced area, it will take a curvilinear form on the southern portion of the property because it would drain towards Bivens Arm. He stated a range for parking had been placed on the application. He explained the request for parking spaces. He showed a roundabout parking area with parallel parking that would be in the front of the building and explained how it would work.

Dr. Reiskind stated the Plan Board had not received the information Mr. Dedenbach had given before the meeting and asked whether the information given at this meeting was the Planned Development application.

Mr. Dedenbach stated the main application was to increase the density from 30 to 40 units per acre. Regarding the zoning application, he stated they are building what would be considered one structure. He

*These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.*

pointed out the entrance and egress, circulation through the site, service and emergency egress and how the site would be secured through the form of buffering and perimeter fencing. He stated that the applicant would like this project to be reviewed by the Plan Board.

Chair Polshek asked for clarification that once the land use and zoning is approved, the petitioner would go back to the engineer and architect and come back to the Plan Board for development plan review. He stated, typically, the Plan Board receives the plan to place conditions on the project.

Ms. Massey stated that, once the ordinances are adopted, the applicant would be bound by the conditions of those ordinances. She said the Plan Board was establishing the parameters in which the developer has to work to come up with a Development Plan. She stated the Plan Board had been provided with a Planned Development Plan Layout Report that identifies the standards, as well as the land use proposal.

Mr. Cohen stated that Condition 21 states the bus shelter will be architecturally compatible with the building constructed on the property. He asked whether the design standard could be a condition. He asked if it would be agreeable for the Plan Board to impose some design standards.

Mr. Dedenbach stated the bus shelter would be architecturally compatible with the building.

Mr. Cohen was concerned whether the architectural design that was shown in the Plan would be followed.

Mr. Cohen asked whether Condition 20 regarding a fence or wall was acceptable to Mr. Dedenbach. Mr. Dedenbach stated the applicant would like that condition to be modified to be just the fence.

Ms. Massey stated that staff would prefer that both options remain available. She explained that fences have a tendency to rot over the years. She stated there is one existing single-family dwelling that remains to the south of the development, in addition to some facilities owned and operated by the University of Florida.

Mr. Cohen stated that the petitioner had requested that the range of parking be modified so that the minimum is not the maximum.

Ms. Massey stated that currently the property is zoned MU-1 which allows one vehicle space per bedroom for multi-family development. She stated the petitioners had requested that standard be reduced to a minimum of .75. She stated that, in the spirit of the TCEA, which does not permit excess parking, that if the applicant wished to deviate from 1 vehicle space to .75, it would be sufficient as a minimum and a maximum.

There was discussion regarding the parking requirements.

Ms. Massey pointed out that the project is being proposed as a multi-modal development, therefore, overflow parking is not anticipated. She stated that parking will be for residents and guests only and they will have the option of using bikes and motorcycles/scooters, for which spaces will be provided. She said there will also be four bus stops on Archer Road. She added that there would be sidewalks.

Ms. Roy asked whether the circular drive in front of the building was the only place for guests to park. She asked how many spaces would be in the parking circle.



Mr. Dedenbach replied there would be under 20 in the circle. He further explained that there could be guest parking in the secure area because, at one parking space per bed, due to the multi-modal nature of the complex, some residents will not have a car.

Mr. Keith Colgan, Vice President with Form Development, was recognized. He stated that there is a section of parking within the garage that is for leasing, visitors, van drop-offs, FedEx delivery and handicapped access.

Mr. Gold asked whether the residents would have access to the 3<sup>rd</sup> entrance at all times.

Mr. Dedenbach stated they would. He said it would be more for utility purposes or emergency connection to the roadway.

Mr. Colgan noted that the Fire Department had requested that that area be gated so no one could park in front of the fire access.

Ms. Massey stated that if the Plan Board agreed that the applicant be allowed a third point of ingress and egress, that would be a modification to the conditions that would be associated with both petitions. She added that this third point of ingress and egress had not been reviewed by the City's Public Works Department and the City has jurisdiction over SW 23<sup>rd</sup> Street, therefore, it may be necessary to make it subject to approval by the City to have the third point of ingress and egress.

Mr. Gold asked about the sidewalk going across Old Archer Road to the bus stop. He asked if there would be any traffic control on Old Archer Road.

Mr. Dedenbach stated there would be a crossing in conjunction with the driveway. He stated in the development review process, Public Works will probably recommend that a section be striped with reflective pavement markings or some treatment across the pavement to mark the crossing.

There was discussion about the amount of traffic and safety of crossing Archer Road.

Regarding the parking, Chair Polshek stated he felt one car per bedroom may be too much, considering the multi-modal nature and proximity of the project to campus. He asked whether there would be any percentage of units that would be affordable housing. He asked if green building aspects of development would be addressed and about the size of the bus shelter.

Ms. Massey stated that the bus shelter would be subject to RTS approval and review.

Chair Polshek asked if the retail would face Old Archer Road.

Mr. Dedenbach addressed the question.

There was discussion about the retail aspect of the development.

Regarding the design, Chair Polshek asked how the Plan Board could be confident that the design will be attractive.

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Chair Polshek asked if any members of the public wished to speak.

Mr. Chris Callen, a representative of the wooded property on the corner, was recognized. He said the project seems to be similar to that which is already there.

Chair Polshek stated it would be the same use and would be updated.

Mr. Dedenbach stated that one parking space per bedroom would provide space for everyone that lives there. Ms. Massey stated staff would support an amendment to the condition, whereby vehicle parking would be subject to one per bedroom in accordance with the City Land Development Code.

Mr. Colgan stated that with the costs involved, nothing would be set aside for affordable housing. Regarding the sustainable design, he said the owners are sustainable builders.

There was discussion regarding the retail uses.

Chair Polshek stated that this petition was the second time that a Development Plan was not presented to the Plan Board.

Mr. Reiskind stated he felt that this is rental property and the retail should be rendered to the people who live there.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Dr. Reiskind
<u>Moved to:</u> Approve Petition 36LUC-06 PB, with staff conditions and the modification to Condition 12, to add a third point of ingress/egress subject to approval of the relevant regulating authorities.	<u>Upon Vote:</u> Motion Carried 4– 0 Aye: Cohen, Polshek, Reiskind, Gold

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Dr. Reiskind
<u>Moved to:</u> Approve Petition 37PDV-06 PB, with staff conditions, modified as follows: Modify Condition 14, total number of vehicle parking spaces, not exceed one per bedroom.	

There was discussion about the proportion of retail to face Archer Road.

Chair Polshek stated that in the future, the Plan Board should not get a Planned Development without a much more developed plan. He said, in this case, it was a relatively well-defined project but in the past, there were well developed site plans and elevations.

Ms. Massey stated the developer is given the option of requesting a rezoning in conjunction with preliminary or preliminary and final development plan approval. She said the applicant did not choose the option of a Development Plan and were only required to submit a PD layout plan map, which is a very conceptual plan map and not as detailed as a Development Plan and report.

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Mr. Dedenbach pointed out that the design process can be extremely expensive and by presenting the land use and zoning as conceptual ideas, the applicant is asking whether they are proceeding in the right direction. He said the conditions will allow them to come back with a plan that will fit the building area.

Mr. Gold stated the Plan Board would see the Development Plan in the future.

Ms. Massey read from page 5, number 1 of the Planned Development Report that addressed the orientation of the buildings towards streets and sidewalks, etc. She said the applicants have indicated that the Development Plan will include those expectations that the Plan Board was concerned about, and those standards must be illustrated on a proposed Development Plan.

<p>Upon Vote: Motion Carried 4- 0 Aye: Cohen, Polshek, Reiskind, Gold</p>
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