

Petition PB-11-8 PDV. Causseaux, Hewett, and Walpole, Inc., agent for RD Management, LLC. Rezone property from BUS, BA, MU-1, and RMF-5 to PD (Planned development) to allow construction of a retail, office, and residential development. Located at 303 Northwest 13th Street, 1249 and 1227 Northwest 4th Avenue. Related to PB-11-20 PUD.

Senior Planner Scott Wright gave the staff presentation, and described changes to Conditions 16 and 20. Gerry Dedenbach, of Causseaux, Hewett, and Walpole, Inc., agent for the applicant, introduced team members Jay Reeves, architect, Craig Brashier, planner, and Brian Thompson, who owns the property. Mr. Dedenbach then gave a presentation for the applicant. D. Henrichs, Historic Preservation Planner, in response to a question from Plan Board Chair Bob Ackerman, explained that the single-story brick house that will be relocated and preserved is a contributing structure in this historic district. Bruce Hawkins, owner of an adjacent chert house, made a presentation to the Plan Board, and expressed concerns about potential noise from the proposed mixed-use development and about shading of his property due to the height of the proposed parking garage. Gerry Dedenbach responded to Mr. Hawkins stated concerns, and Jay Reeves responded to Board Member Chris Dawson's questions regarding glazing and lighting.

Motion By: Adrian Taylor	Seconded By: Danika Oliverio
Moved To: Approve Petition PB-11-8 PDV with changes corresponding to those recommended for related Petition PB-11-20 PUD, with a change in Condition 5 to require that a building permit application be filed within two years of final development plan approval, with the changes to Conditions 16 and 20 recommended by Scott Wright in the staff presentation, and with a change in Condition 22 to require that NW 12 th Drive have 10-foot (or 11-foot) wide travel lanes.	Upon Vote: 6:0