



Where the 1.173 acres split from the permanent parcel is the storm water detention basin for the other building so there is an easement from this property to the other one for that storm water management facility as it is on a different property now once you do the split. The lot split and consolidation plat meets all City and County standards and recommends approval.

Mr. Griswold stated Fire Department stated a fire hydrant will need to be added street side within close proximity of the FDC. Some hydrants denoted on plan need to be located closer to ring road; this will be discussed with builder prior to installation. Prior questions and concerns have been addressed.

Mr. Griswold commented he would like to commend Mr. Ciuni and Mr. Smerigan for their quick review of the submission as they only received the plans last Friday.

Mr. Smerigan stated as part of the preliminary approval they required a lot split and consolidation plat in order to accommodate the land banked parking. The applicant has provided that indicating the capability of the parking garage to meet the land banked parking requirement. Although the driveway that comes to serve that parcel is not part of the split there is an easement indicated on the plat to accommodate that driveway. From his perspective the consolidation plat provides the parking capability and the easement provides the capability to adequately use that additional parcel. The development plan is now 8.286 acres. The 60-bed rehabilitation facility meets all of the requirements that they incorporated in the preliminary approval. There were two (2) minor setback variances from Science Park as part of the preliminary approval which was recommended to Council who subsequently approved those variances. They meet all other zoning code, setback and height requirements etc. Architectural Board of Review has reviewed and recommends approval. Given the applicants compliance with all those requirements, it is recommended that the Planning and Zoning Commission grant final approval of both the lot split and consolidation plat and the final site development plan. The lot split and consolidation is a recommendation to Council because the plat has to go to Council for final approval.

Chairman Mann requested comments first on the final site plan.

Mr. Cohen asked Mr. Ciuni where their storm water runoff occurs for their new building.

Mr. Ciuni stated they have their own underground system which meets all their standards.

Mr. Zabell asked Mr. Smerigan was there a curb cut on South Woodland on the original approved plan.

Mr. Smerigan replied there is a curb cut on South Woodland which is basically a service drive. The access to the main parking lot comes off of Science Park Drive. There is a secondary curb cut that does connect to the main parking lot but is primarily the service drive for the facility. The curb cut was on the preliminary plans.

Mr. Zabell asked the applicant if the landscaping plan has been finalized in connection with the site plan.

Ms. Hill replied it was submitted to the City along with all the site plan requirements.

Mr. Smerigan stated they submitted a landscape plan, site lighting and photometric plans.

Ms. Hill reviewed the landscape plan with the Commission.



