

RESULT SHEET

Date: 04/06/16

Case No./Name: 03-16Z1 Interceramic (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends approving the request with the special development standards (modified Commission recommended stipulations) written in the proposed ordinance.

B. P&Z ACTION from P&Z meeting: 03/03/16

Result: **APPROVED** with the following stipulations: /Vote: 8 – 0 (Nesbit absent)

If developed as a warehouse, development shall be in accordance with the attached Conceptual Site Plan, Landscape Plan and Conceptual Artist's Elevation Drawings, provided however that:

- a. Any detention/retention pond shall be landscaped in accordance with City requirements.
- b. A series of evergreen shrubs and shade trees shall be planted along the west property line directly west of the dock doors to screen them from view.
- c. Notwithstanding any sizes shown on said Landscape Plan, all plant materials shall be at least the minimum sizes called for in the Comprehensive Zoning Ordinance.
- d. For all properties fronting Parker Road in this Planned Development, the landscape buffer shall be consistent with the landscape buffer as shown on the Conceptual Landscape plan.
- e. Provide in the sixty-foot-wide landscape buffer along the west property line, directly west of the dock doors a minimum three-foot-high landscape berm upon which are groupings of Eastern Red Cedars and Live Oaks, arranged to help screen the dock doors from view. Said berm shall have a slope no steeper than one foot rise for each three feet of width.

C. CC PUBLIC HEARING from CC meeting: 04/05/16

Result: /Vote: