



PLANNING COMMISSION MEETING

MEETING SUMMARY

JUNE 3, 2021

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

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I. CALL TO ORDER

Chairman Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

Members Present:

- Francis Kung'u (Chair)
- Candy Waylock
- Fergal Brady
- Larry Attig
- Martine Zurinkas
- Valerie Manley (Alternate)
- William Perkins
- Dana Davis (Absent)
- Jamie Bendall (Alternate Absent)

Staff Present

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Lauren Shapiro, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Meeting Minutes from May 6, 2021.

- ❖ Commissioner Perkins offered a motion to approve Planning Commission Meeting Minutes from May 6, 2021.
 - Commissioner Attig seconded the motion.
 - The motion was approved unanimously 7-0.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CU-21-06 The Parish Anglican Church / Kalen Center

Michael Woodman, Senior Planner, presented consideration of a conditional use to allow a 'Church, Synagogue' for The Parish Anglican Church in an existing space at the Kalen Center. The property is located at 201 Vaughan Drive and is legally described as being located in Land Lot 1124, 2nd District, 2nd Section, Fulton County, Georgia.

Senior Planner Woodman stated that the property has 43 on-site parking spaces, of which seventeen (17) spaces are located at the front of the building and 26 spaces to the rear of the building. Access to the rear parking lot is by way of Brindle Lane (private street) and a private parking lot at 231 Vaughan Drive. The Kalen Center, the 231 Vaughan Drive property and 321 Vaughan townhome development all share the same access, except that the front parking spaces at the Kalen Center have separate access. The Unified Development Code (UDC) requires one (1) space for each two (2) seats in the principal assembly room for a church. According to the applicant, The Parish is averaging 30 cars per week, which is currently combined into one (1) service. Sunday hours of operation are from 6:30 AM to 1:30 PM. The church also holds a service, community class and/or pastoral counseling one (1) night per week from 5:00 PM to 10:00 PM, which could be any day of the week. In addition, the City received objections from residents in the 321 Vaughan townhome development with concerns over impacts to the shared access and potential for conflicts between vehicles and pedestrians. A Community Zoning Information Meeting was held on April 14, 2021. There were several comments and question with concerns over impeding shared access to the 321 Vaughan townhome development and safety issues with church members making mid-block crossings on Vaughan Drive.

Additionally, Senior Planner Woodman presented the Conditional Use Review Criteria and, shared that Staff believed that this conditional use would conflict with the following Criteria, as described below:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Staff Response: The subject property has shared access to its larger, rear parking lot with 231 Vaughan Drive and the 321 Vaughan townhome development. Access for the two (2) adjacent properties could be impacted while the church is holding services on Sundays.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Staff Response: The subject property does not have sufficient on-site parking to accommodate a 120-seat church. In addition, the property shares access to its larger, rear parking lot with two (2) adjacent properties, one of which is a 36-unit townhome development. While an off-site parking agreement has been provided, there are safety concerns with pedestrians making mid-block crossings on Vaughan Drive.

3. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Staff Response: The proposal could impede development of surrounding properties. If a church is approved at this location, the adjacent undeveloped, commercial property would be precluded from an alcohol license.

4. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Staff Response: The proposal, if approved, could impede access to the 321 Vaughan townhome development, as well as impede the development of surrounding properties. If a church is approved at this location, the adjacent undeveloped, commercial property would be precluded from an alcohol license.

5. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Staff Response: If a church is approved at this location, the adjacent, commercial property would be precluded from an alcohol license.

Senior Planner Woodman shared that if this conditional use is approved, and later a commercial use within 300 feet wants to apply for an alcohol license, they will be prohibited from receiving one because they would be within 300 feet of a church. Further, Staff recommends denial of the Applicant's request for conditional use.

Planning Commission discussion:

- Impact to the gas station owner's business value; the gas station owner currently sells beer and wine; the gas station owner originally supported the church, but Staff is unsure if he understood the impact to his business
- Any future development that would serve beer or wine would be precluded from receiving an alcohol license. Staff is unsure what type of business would go into this development, but there is a potential for a use needing an alcohol license near this property.
- Church capacity changed from 120 to 80 total seats. Concern as to how the City would make sure that this capacity number would not be higher than estimated today.
 - Staff shared that would be his would only be investigated if there was a complaint presented to Staff, or if Staff saw a problem. For example, if there was a complaint of people parking on other sites, then Staff would investigate whether or not they were in compliance and would give the Applicant a few days to come into compliance, and if not, a written violation would be issued.
- Difficult to restrict growth of a faith based organization
- 36 homes nearby and traffic concerns (about 40 cars coming and going twice on a

Sunday)

- A church does not live in a finite number of congregates and there will likely be occasions outside of Sundays where congregates would attend (funerals, weddings, or other religious holidays). Conditions would need to be amended to accommodate those events.
- Lease term for the Church
- Reason for Staff's Recommendation of Denial: parking, safety concerns, property value, enjoyment of neighbors, alcohol license if the owner sells the business

Applicant presented:

Jordan Warner and Ryan Fetz of The Parish presented the case for The Parish Anglican Church.

- Space is 17,000 total square feet and Applicant will only use 6,000 feet
- No classes offered on an ongoing basis. Classes are offered on Wednesdays for 4-6 weeks out of the year, but Applicant would use another space for those class offerings.
- Willing to limit Sunday mornings and a few holy days that occur throughout the year (up to 4 times per year)
- Gas station owner is on the record in support and to the Applicant's understanding he believed that even if the gas station owner sold his business the station could still sell alcohol.
- Church has 60 families who actively participate (105 adult members and 45 children)
- No one attends church on the same day; on average 54 adults (94 total including children and teens)
- Average 27 cars per week and Kalen Center has 43 parking spaces
- The Parish does not perform funerals or weddings, and if so, that would happen offsite.
- The Parish has another space for an office, small size groups, and classes.
- The Parish has evaluated 67 other locations before selecting the Kalen Center.
- The Parish would occupy the space 5 hours a week and provide rental income for the Kalen Center.
- Applicant deferred for 1 month to adjust plans so that the church's seat capacity could be reduced to 80 seats so that no additional parking or pedestrian crossing would be needed.
- The Parish is not a large church and is a formational church (concerned with inner development of the people of the church) rather than add more members to the church.
- Pedestrian safety is no longer at issue because the pedestrian crossing is no longer needed because of the reduction of seats
- Applicant has not changed the parking agreement with Millennial, but does not think that additional parking is needed
- Rear parking lot traffic (26 parking spaces); submitted a parking plan to control the traffic flow. This parking plan has already been approved for 24/7 use by the Kalen Center.

- No alcohol licenses are pending on the undeveloped lots.
- Marketing materials for the sale of the undeveloped property leans towards using the property as a medical office, general office, or retail, and there is no mention of alcohol sales, restaurants, or bars.
- Applicant read Equal Terms Provision of the Religious Land Use and Institutionalized Persons Act (RLUIPA)
- Applicant read C-2 Non-Religious Uses Permitted according to UDC
- Applicant claims that the City does not have a compelling government interest and believes that their Application should be approved
- Applicant shares that their Application is different than the other church looking to rent a space in Alpharetta (referring to C3 North Atlanta Church), because that Applicant was applying for a church near an already existing restaurant space, whereas in this case, there is only undeveloped C-2 land, and the potential use requiring an alcohol license is merely a hypothetical.
- Term of lease is a 1-year lease with 4 one (1) year renewal options
- 150 members (adults and children) split between 2 services (about 75 people if everyone associated with the church attended on the same day); 45 minors (some minors drive)
- Church was founded in 2014 (Anglican Churches of North America) in Alpharetta
- Church does not currently have a space and have not met indoors since COVID began, but the last few months the Church has met in a temporary space. This upcoming Sunday is the last Sunday the applicant will meet in its temporary space.
- The second service is larger typically.
- Applicant has not met with the Vaughn Townhome HOA since the Applicant reduced the number of seats. Applicant has requested to meet with the HOA.

Planning Commission discussion:

- Location for funerals or weddings (the person asking for the church to perform would have to locate a space)
- The Anglican Churches of North America's Mission looks to be a proselytizing religion.

Chairman Kung'u opened the floor for public comment at 7:15 p.m.

In Favor:

- Fred Moeller, 201 Vaughan Drive
- Thomas Loving, 7150 Wynfield Court
- Larry Wallin, 12535 Wexcroft Lane
- James Douglas, 115 South Shore Court, Roswell
- Bo Towns, 108 Brindle Lane
- Jim Murphy, 10865 South Kimball Bridge Crossing
- Mike Nelson, 3645 Milton Park Drive
- Deonna Bettis, 117 Rosebury Drive, Canton
- John Ott, 5170 Mills Drive, Cumming
- Morgan Siedel, 1880 Six Branches Drive, Roswell

- Sarah Fetz, 125 Laurens Oak Court
- Andrew Culp, 7681 Campground Road
- Renny Scott, 115 Windfall Court

Public comments in favor:

- The space at the Kalen Center is the perfect size for The Parish.
- The Parish's Sunday morning schedule is the least impactful for the neighbors of the Kalen Center, as opposed to other potential tenants who would seek to use the Kalen Center.
- The parking lot at the Kalen Center has been full in the past and there have been no concerns or traffic concerns from residents of Brindle Lane.
- Counting on revenue from The Parish's the lease agreement to grow the Kalen Center's business
- Never seems to be a traffic jam at the Kalen Center, even when there are large events at the Kalen Center
- The Parish is not a big, mega church. The Parish is intentionally small and is radically different than other big churches.
- At the end of the service, there is not a large exodus of people leaving because there is a group of about 13 that are packing up chairs and cleaning up
- The area is not a very congested area, very slow, on the weekend, especially on Sundays.
- The Parish would be a great addition to the community and a peaceful neighbor.
- The Parish is a special place and would be a big mistake not to approve.
- The Parish is an incredible church with incredible people.
- Alpharetta needs a church that encourages a slower, simpler, healthier way of life at church.
- Members of the church often support local businesses (restaurants or other business) in Alpharetta, especially in the downtown area and Avalon.

In Opposition:

- Mik Jacobs, 116 Brindle Lane

Public comments in opposition:

- Not concerned about the quality of the church or the Kalen Center, but is concerned about the impact to the townhome neighborhood.
- There are people who work on Sundays and they would be affected by the traffic.
- Highway 9 in this area is chaotic because of the construction going on.
- Overflow parking would spill out into the neighborhood street parking area and would create a liability.
- Children often play in the street or in the park of the neighborhood and more traffic in this area would create additional liability.

Chairman Kung'u closed the floor for public comment at 7:49 p.m.

Planning Commission discussion after public comment:

- Future growth plan for the church
 - Applicant shared there are no plans for growth, and if growth did happen it would occur organically, not because they were putting specific efforts into growing the church
- Applicant to build their own facility
 - Applicant shared that they do not have the financial resources to build their own facility
- Rate of growth of the congregation
 - Applicant shared that the size of congregation is currently going down because the church has not had a space to meet; generally the same size as the church was in 2014.
- The C-2 undeveloped area has various allowable uses and may require an alcohol license at some point, but those who might need an alcohol license in the future are not present today to share any opposition – first in sight, first in right.
- We do not always get to choose our neighbors, and the idea of denying based on a hypothetical situation or future business does not seem right. Only 1 of the homeowners in opposition showed up to today's meeting.
- Any time an Applicant enters a new space there is an impact, and without hearing from the gas station owner, it is hard to make a decision about something that will affect his business value in the future. It could be possible that the gas station owner might not understand what he is giving up in supporting the Applicant. There is a need to defend the business owner until the Planning Commission hears from him.
- Sounds like a really great church and an asset for the community
- Do not see impact on the neighborhood residents any more than it currently is now (based upon the lowered attendance numbers and the amount of parking being utilized)
- Suggested for the Applicant to speak to the gas station owner between now and City Council because he may not know the ramifications if he were to sell the business since the new owner would be precluded from having a business license.

❖ Commissioner Waylock offered a motion to approve with all conditions as stated by Staff.

- The motion was seconded by Commissioner Zurinkas.
- Commissioner Zurinkas offered a friendly amendment to:
 1. Incorporate the recommended changes as recommended by Senior Planner, Michael Woodman, on Condition #1 (changing the attendance to reflect 80 seats)
 2. Strike the last 2 sentences of Condition #1
 3. Strike the second sentence of Condition #5, as it was not sought in the Applicant's original application; and
 4. Add Condition #10 to include a maximum of 4 special congregation events limited to attendance of 80 guests per year.
- Commissioner Waylock accepted Commissioner Zurinkas friendly amendment.

- The motion was approved 5-2 (Commissioner Attig and Commissioner Brady in opposition).

During the motion, there was discussion about the following:

- Michael Woodman mentioned that because the Applicant has changed their capacity, Condition #1 should be change to reflect 80 seats and to strike the last two (2) sentences of Condition #1 since the overflow parking is no longer needed.
- Condition #5 striking second sentence
- Adding a maximum of special congregation events

Chairman Kung'u called for a short recess.

Chairman Kung'u reconvened the meeting at 8:17 p.m.

b. Z-21-05 / V-21-13 Morrison Park / The Mix

Michael Woodman, Senior Planner, presented consideration of a rezoning and variance to allow a mixed-use development on 24.76 acres, consisting of 144 townhomes, 37 single-family detached lots and 41,900 square feet of retail/restaurant use. A rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). Variances are requested to reduce the minimum lot size in the MU district from 25 acres to 24.76 acres, to remove the minimum percentage of office in the MU district, and to vary streetscape regulations along Haynes Bridge Road, Morrison Parkway and new internal streets. The property is located at 11500 Haynes Bridge Road and is legally described as being located in Land Lots 745 & 746, 1st District, 2nd Section, Fulton County, Georgia.

The undeveloped property is currently zoned O-I and there are Georgia Power transmission lines running through the middle of the property, which bisects the property from north and south. The property was recently cleared in conjunction with a timber harvesting permit. Surrounding properties are zoned O-I, except that the property to the northwest is zoned R-10M (Dwelling, 'For-Sale' or 'For-Rent', Residential). The property is bound by Morrison Parkway to the south, FedEx to the west, Vantage Point to the northwest, and Haynes Bridge Road to the east. Northwinds and 360 Tech Village (TPA) Master Plans are located to the east and south, respectively. The comprehensive land use plan designation of the property is 'Mixed Use' and is located within the North Point Overlay.

Variances are requested to reduce the minimum lot size in the MU district from 25 acres to 24.76 acres, to eliminate the minimum 25% office requirement in the MU district and to modify various streetscape standards in the North Point Overlay. Over two (2) million square feet of office use exists within the adjacent Northwinds and 360 Tech Village master plans and nearly 2.5 million square feet of additional office use is approved within those master plans. Proposed streetscape modifications, which include reductions to planters, sidewalks, landscape strips and building setbacks are related to site accommodations for the Georgia Power transmission lines and the Alpha Loop.

The site plan depicts 37 'For-Sale' detached lots and 144 'For-Sale' townhome units in rear-loaded, 3-story structures. Three (3) townhome products are proposed, including a 21'-wide

townhome unit, a 20'-wide townhome unit and a 14'-wide townhome unit. Townhomes are garage-parked and include the required 18' driveway. 14'-wide townhome units have one (1) parking space in the garage and one (1) space in the driveway, while the other two (2) townhome products have two (2) spaces in the garage and two (2) spaces in the driveway. There are 39 guest parking spaces and eight (8) on-street parallel space are shown in the residential portion of the development and another thirty-one (31) on-street parallel parking spaces on Street B.

This development includes 41,900 square feet of retail and restaurant use in five (5) buildings. Commercial buildings are called out as being 1-story and the 2 commercial buildings at the corner of Morrison Parkway and Haynes Bridge road as 2-story buildings. Retail and restaurant uses are served by 158 surface parking spaces and a 100-space underground parking deck, and would meet the required parking for the commercial part of the site.

The plan has 2.49 acres of civic space and 1.66 acres of amenity space, which consists of pocket parks, public plazas, Alpha Loop, community gardens, patios and porches, yards, and lawns, outdoor dining, and amenitized stormwater facilities. The Alpha Loop runs through the development and would represent .3 miles of the Alpha Loop and maintains at least a 10-foot setback throughout the site.

This development is within the North Point Overlay and requires a minimum of seven (7) EcoDistrict points, and the Applicant has proposed eleven (11) EcoDistrict points. The trip generation expected that this development would generate 288 am peak hour trips and 192 pm peak hour trips. The intersections are currently operating at acceptable levels of service and will continue to perform suitably in the future after construction and development of this property.

During the Community Zoning Information Meeting, there were questions from a resident in Vantage Point with regard to the type of screening proposed along the common property line and pedestrian access between the two (2) developments. Applicant submitted a buffer that ranges in sizes from 13 to 16 feet wide, and the Applicant requested that the buffer to have a minimum size of at least 10 feet wide.

Staff recommends that a 20' landscape strip/building setback be provided along Haynes Bridge Road and Morrison Parkway with Staff approving decorative hardscape encroachments between buildings and the street.

Senior Planner, Woodman showed a rendering of the 14-foot townhome product since there was a few questions about that specific townhome unit.

Senior Planner, Woodman read Staff's recommended conditions and compared each condition with the Applicant's proposed changes to the conditions.

Planning Commission discussion:

- Never seen a 14-foot townhome in Alpharetta before.
 - Staff commented that the smallest townhome found in the City was about 19 feet wide.
- Would like to see a clarification of the office use
- Condition #39 Rooftop Signs: there are not too many renderings and we should be seeing more renderings for this. There are not any rooftop signs in the City.
 - Staff commented that the City encourages creative signage
- Phase plan for the development (residential or commercial built first)
 - Staff commented that there was a note on one of the site plans that was sent as part of the citizen participation which showed commercial buildings with open space.
- This is a challenging site and impressed with the creativity.
- Maintenance access, space, and resident safety with regard to the transmission lines
 - Staff commented that the applicant will have to work with Georgia Power
- 14-Foot wide townhome (70 of this design on the site with 3 bedrooms) with an 18 foot driveway – the driveway is longer than the width of the townhome and there are a lot of tight pockets on this site and there is only one parking spot in the garage and one in the driveway.
 - Staff commented that this was a concern, which is why Condition #7 was added. The residential component as a whole does meet the parking requirement (guest area and on-street parking is also available). Within the North Point Overlay, regardless of residential or non-residential, the parking is discounted by 20%, so the 14-foot townhome as a 3 bedroom would require 3 spaces, but it would be met within the development overall with the 20% discount.
- Concern of tight parking area and ease of safety vehicles navigating the property
- The landscape plan does not have a tree on it.
 - Staff commented that the landscape plan is not required for public hearing. The Applicant did provide what the streetscape would look like along the streets.
- The commercial parking areas have no restrictions on who may park in that area; concern for the residents if parking intended for residents was unavailable because patrons using the Alpha Loop were parking in those spaces.
 - Staff commented that in the conditions it would be permissible for anyone using the Alpha Loop to be able to park in the commercial areas during nights and weekends. It is likely that a certain number of spaces could be set aside for the public, so that it is clear which spaces are available.

Applicant presentation:

Parks Huff presented the case for Morrison Park / The Mix.

- The property owner has recently timbered this property.
- As far as the date on the plans is concerned, we are talking about the same plans, but it did not have the revision date when submitted.
- Brock Built Homes has experience building denser developments and this will be their

first project in Alpharetta.

- There were 3 options for constructing the Alpha Loop, and Applicant chose to integrate the Alpha Loop into the development.
- All commercial will not be built at one time and there will be a phasing plan.
- The townhomes facing Haynes Bridge Road will actually face Haynes Bridge Road and have pedestrian access to the Alpha Loop
- There will be an exercise loop amenity, kiosk to provide information and/or water and provide services to people using the Alpha Loop.
- Commercial and homes will face exterior roads.
- Commercial Phase 1 will have temporary activations of the building pads of Commercial Buildings B-D (according to Applicant's Site Plan)
- Working with Georgia Power to minimize the amount of guide wires or make them look less noticeable.
- 14-foot townhome is different and a variation of the stacked flats. This 14-foot townhome is a way to take the advantages of the stacked flat and taking away the disadvantages, parking is similar. The buyer for this would be someone who would normally buy a stacked flat. 14-foot townhome will be a 2-bedroom unit and will meet the parking requirements in the zoning condition recommended by Staff. Roofline of this unit is combined, so it looks like it is a 28-foot unit, but there will be two front doors side by side. The unit will be 14 feet by about 45-50 feet.
- Landscaping with Vantage HOA: Applicant suggested a 10-foot instead of 13-foot because the Applicant is not sure exactly what the width would be until it is engineered.
- All homes will be a rear load product (alley and park in rear) and face a cluster green outdoor space.
- 2.23 miles of sidewalks within the development
- Building at Haynes Bridge & Rainwater will likely be a restaurant space (not a fast food or national brand tenant)
- Alpha Loop construction for first CO, there is a lot of construction that will be built there in that area. It might not need to be tied to the CO, but rather the phasing plan. Alpha Loop is very important to the Applicant.

Adam Brock of Brock Built Homes also presented.

- 40 feet tall for the townhome will probably be fine for the first 3 floors, however, it is ideal to use a pop-top for usable space / access point on the roof
- 50-foot depth of the 14 foot townhome also includes the garage
- Thinking 375,000 to 400,000 for this type of home
- Initially saw this 14-foot townhome concept at an Ashton Woods property near Cumberland Mall

There were no public comments for this item.

Planning Commission discussion:

- Retail restaurant whether it should be 2 stories and 24 feet or 1 story and 18 feet.
 - Applicant agrees with the Staff recommendation that there needs to be some

scaling along the main road.

- Phasing of Second Retail Portion and Underground Parking
 - Applicant shared that the residential will be phase built (building 5-10 units of each home type – likely 24 units initially and then add on 2-4 additional units each month until they are all built). For the retail and commercial areas, the Applicant is being extremely selective of who they would like to occupy this space (looking for special, artisan style businesses). Building A will frame the corner and looking for a specialty or neighborhood style market (foxtrot). All flat pad areas will be “temporary activations” (dog park or food trucks). Hired design firm (CID) to complete an intentional visioning process for the Applicant.
- Sidewalk area and concern for nice aesthetic for pedestrians and community
 - Applicant is concerned with the townhome construction in terms of the Alpha Loop in regard to the first CO and would like to instead build the Alpha Loop sections as you would typically condition a sidewalk. As each townhome building is constructed, to construct that part of the Alpha Loop so that the Applicant does not have to build the Alpha Loop five (5) times.
- Condition #30 language to modify the first CO
 - Staff agrees that the first CO is a little unreasonable, maybe instead have 50% of the home COs instead of the first CO. Staff could also leave as is and work with the Applicant before going to City Council.
- Creative use of the space
- Suggest clarity of the height of the townhomes whether or not it is 50 feet or not before going to City Council
- Originally did have concerns of the lack of office space on this development, but after presentation and understanding that the idea of the development is to bring in the surrounding areas and office developments through the use of the Alpha Loop, can agree with Staff here.
- Really likes the landscape and the connection to the Alpha Loop.
- Interested to see what a 14-foot townhome will look like and like the idea of putting in something a little more affordable
- Vice Chair Brady would like to see 25% CO in regard to the development of the Alpha Loop
- People are interested in tiny homes, and if you build it they will come.

There were no public comments for this item.

- ❖ Vice-Chair Brady offered a motion to approve, subject to following conditions:
 1. Condition #1: remain with Staff date as 3/29/21;
 2. Condition #2: adjustment to exact acreage of 7.32;
 3. Condition #4(a): decline Applicant’s recommended changes and allow City Council to make an adjustment;
 4. Condition #4(b): decline Applicant’s recommended changes and remain with Staff recommendation;
 5. Condition #6: remain with Staff recommendation;

6. Condition #7: remain with Staff recommendation;
7. Condition #13: accept Applicant's recommended change of the word "perimeter;"
8. Condition #14: remain with Staff recommendation;
9. Condition #17: remain with Staff recommendation;
10. Condition #18: remain with same date;
11. Condition #19: accept the inclusion of the last sentence (EcoDistrict points)
12. Condition #21: okay with this Condition;
13. Condition #30: remain with Staff date and change to 50 total CO's (180 total homes about 35%), not 50% of COs and not the first or last CO; and
14. Condition #30: change typo of "including" to "include."
 - o Commissioner Manley seconded the motion.
 - o Commissioner Attig offered a Friendly Amendment to Condition #8 decorative hardscape may be included in the landscape strip.
 - o Vice-Chair Brady declined Commissioner Attig's Friendly Amendment.
 - o The motion was approved unanimously 7-0.

During the motion, there was discussion about whether or not language regarding decorative hardscape in the landscape strip is necessary to add to Condition #8.

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 10:15 p.m.