

Recommendation:

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the requirement for a high-impact screen consisting of a 6' masonry wall or opaque vinyl fence with low-impact landscaping planted on both sides of the wall or fence, to allow an existing 6' wood fence and tree line plus 2 additional deciduous trees to serve as the high-impact screen.
2. A modification shall be granted to the requirement for CG-1 (straight-back) curbing around the parking lot boundary, to allow the use of CG-2 (lazy-back) curbing along the east parking lot boundary. CG-1 curbing shall be used along all other parking lot boundaries.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Delibero and seconded by Mr. DeMoro, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-012 - PRELIMINARY DEVELOPMENT PLAN - Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant, subject to staff's letter, recommendation items 1 and 2, dated March 18, 2016.**