



1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 19.6 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 2393 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A minimum of 0.046 in. (.46 mm) vinyl siding shall be used on the exterior of the structures.
4. Development shall be in accordance with the preliminary development plan dated August 28, 2023, and the elevations dated August 15, 2023.
5. Development shall be in accordance with the Transportation Impact Analysis by Erin Ralovo, PE, dated October 5, 2023.
6. If it is determined that a southbound left turn lane is required to be constructed with this development, The Developer shall execute a mutually satisfactory development agreement with the City.

Committee Recommendation: A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky, that this application be recommended for approval to the City Council - Regular Session, due back on 11/7/2023. The motion carried by the following vote:

5 - Aye: Vice Chair Arth, Board Member Benbrook, Board Member Kitchens, Board Member Touzinsky, & Board Member Trafton

3 - Nay: Board Member Jana-Ford, Board Member Loveless, & Board Member Rader

1 - Absent: Chairperson Funk