

47 parking spaces required - 49 parking spaces provided

¹ - Development standards of the PI-1 district shall apply

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

1. A modification shall be granted to the paved parking/display requirement, to allow decorative mulch placed over gravel filled reinforced modular cellular grid system for the equipment display area.
2. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed Envisor Screening System in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment.

Planning Commission Recommendation: On motion of Mr. Lopez and seconded by Mr. Gustafson the Planning Commission voted unanimously by voice vote on June 13, 2017 to recommend APPROVAL of Appl. #PL2017-097 - PRELIMINARY DEVELOPMENT PLAN - Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment, applicant, subject to staff's letter dated June 9, 2017, recommendation items 1-2.