



- Utility Plan, dated September 3, 2021-2 pages
- Utility Details, dated September 3, 2021-3 pages
- Landscape Plan, dated September 3, 2021-2 pages
- Sight Distance Exhibit, dated September 3, 2021
- Architectural Elevations, dated September 3, 2021-2 pages
- Lighting Plan, dated September 3, 2021

2. The special use permit shall be granted for a period of 30 years.

3. Construction of sidewalks along the subject property's SE Blue Pkwy and SE 7<sup>th</sup> Terr frontages shall not be required of the developer as part of the subject development in accordance with the Payment in Lieu of Construction approval letter dated August 23, 2021.

Committee Recommendation:

There was no public testimony at the Planning Commission meeting.

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council- Regular Session, due back on 10/19/2021 with the condition that the parking count be reduced from 69 stalls to 50 stalls. The motion carried unanimously.