

- 43% open area - 20% minimum open area required
- 56 parking spaces provided; 30 spaces required

Proposed City Council Motion: I move to direct staff to present an ordinance approving Appl. #PL2016-195 - PRELIMINARY DEVELOPMENT PLAN - Bob Sight Quick Lane, 607 NW Blue Parkway; Davidson Architecture & Engineering, applicant.

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

1. The only metal paneling allowed shall be architectural metal paneling.
2. The architectural metal paneling shall not be greater than 30% on any one façade.
3. All exterior lighting shall have full cut-offs per Sections 7.250B and 7.260.B of the UDO.
4. A total of 7 wall signs and 1 monument sign shall be approved as shown on the preliminary development plan.

Committee Recommendation: On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-195 - PRELIMINARY DEVELOPMENT PLAN** - Bob Sight Quick Lane, 607 NW Blue Pkwy; Davidson Architecture & Engineering, applicant, subject to staff's letter dated December 9, 2016, recommendation items 1-4.