

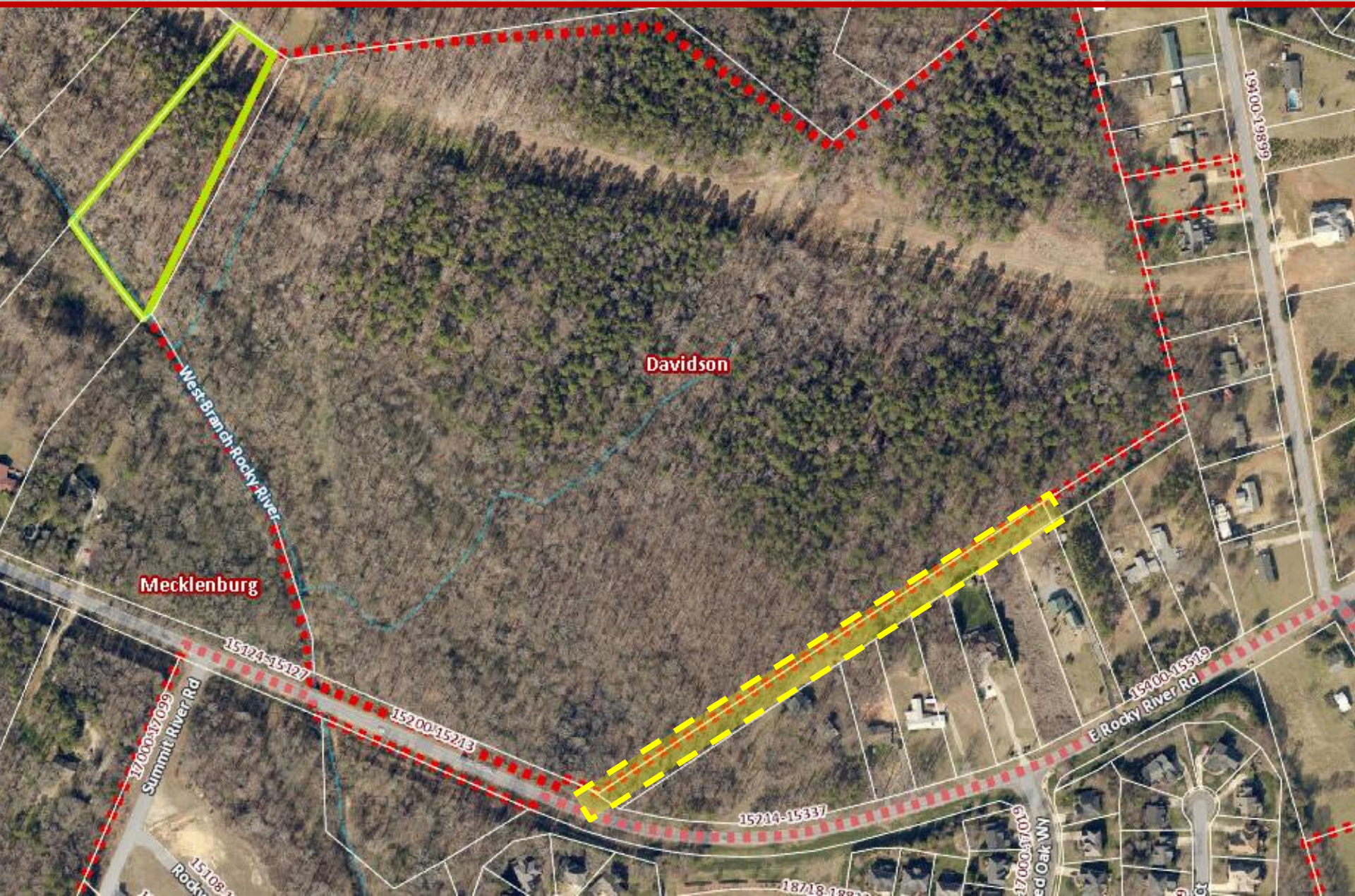
NARROW PASSAGE CONDITIONAL MASTER PLAN AMENDMENT



College Town. Lake Town. *Your Town.*

Narrow Passage Conditional Master Plan Amendment
Planning Board Presentation
Trey Akers, Planning Dept.
October 30, 2017

NARROW PASSAGE – CONTEXT



NARROW PASSAGE – LAYOUT [UNCHANGED]



PLAN AMENDMENTS

SUMMARY

- **Land Area Addition**

- Proposed: 1.07 Acres/Southeastern Boundary
- No Additional Site Changes Proposed
 - » Staff Response: **Recommended**

- **Applicant Proposed Condition Modifications**

- Number of Construction Signs: Request = 2 [1 on Shearer, 1 on East Rocky River]
 - » Staff Response: **Recommended**
- Multi-Use Bridge Payment-in-Lieu: Request = Reduction from \$80,000 to \$40,000
 - » Staff Response: **Not Recommended**
- Number of Non-Conforming Garages: Request = Increase Overall Number to 12
 - » Staff Response: **Not Recommended**

STAFF RECOMMENDATION

SUMMARY

- **Land Area Addition + Construction Sign Condition:**
 - Approval Recommended
- **Bridge Payment + Garage Conditions:**
 - Approval Not Recommended

QUESTIONS/DISCUSSION