

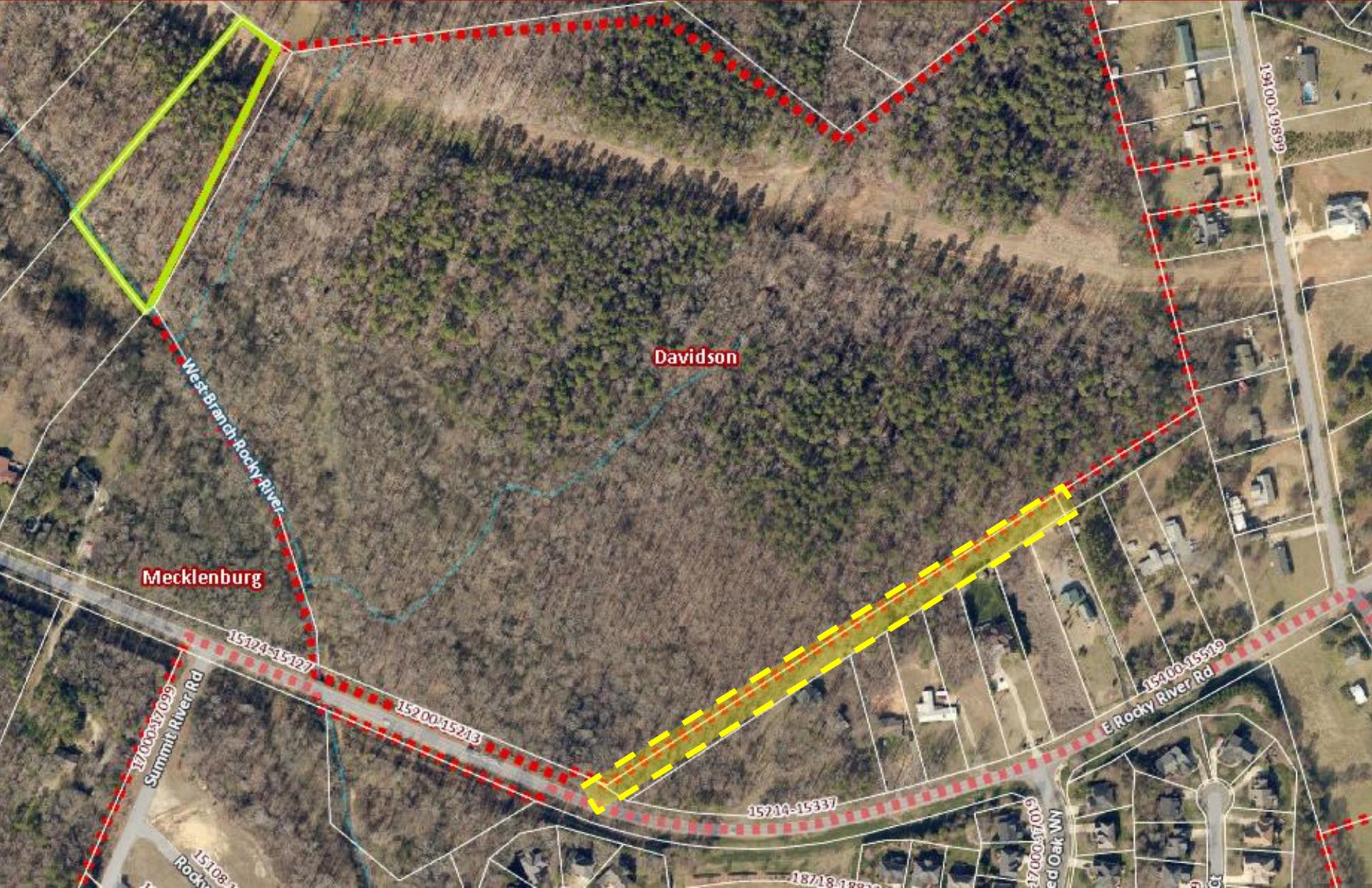
NARROW PASSAGE CONDITIONAL MASTER PLAN AMENDMENT



College Town. Lake Town. *Your Town.*

Narrow Passage Conditional Master Plan Amendment
Board of Commissioners Presentation
Trey Akers, Planning Dept.
November 14, 2017

NARROW PASSAGE – CONTEXT



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

PLANNING BOARD RECOMMENDATION

SUMMARY

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

QUESTIONS/DISCUSSION



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