

# NARROW PASSAGE CONDITIONAL MASTER PLAN AMENDMENT

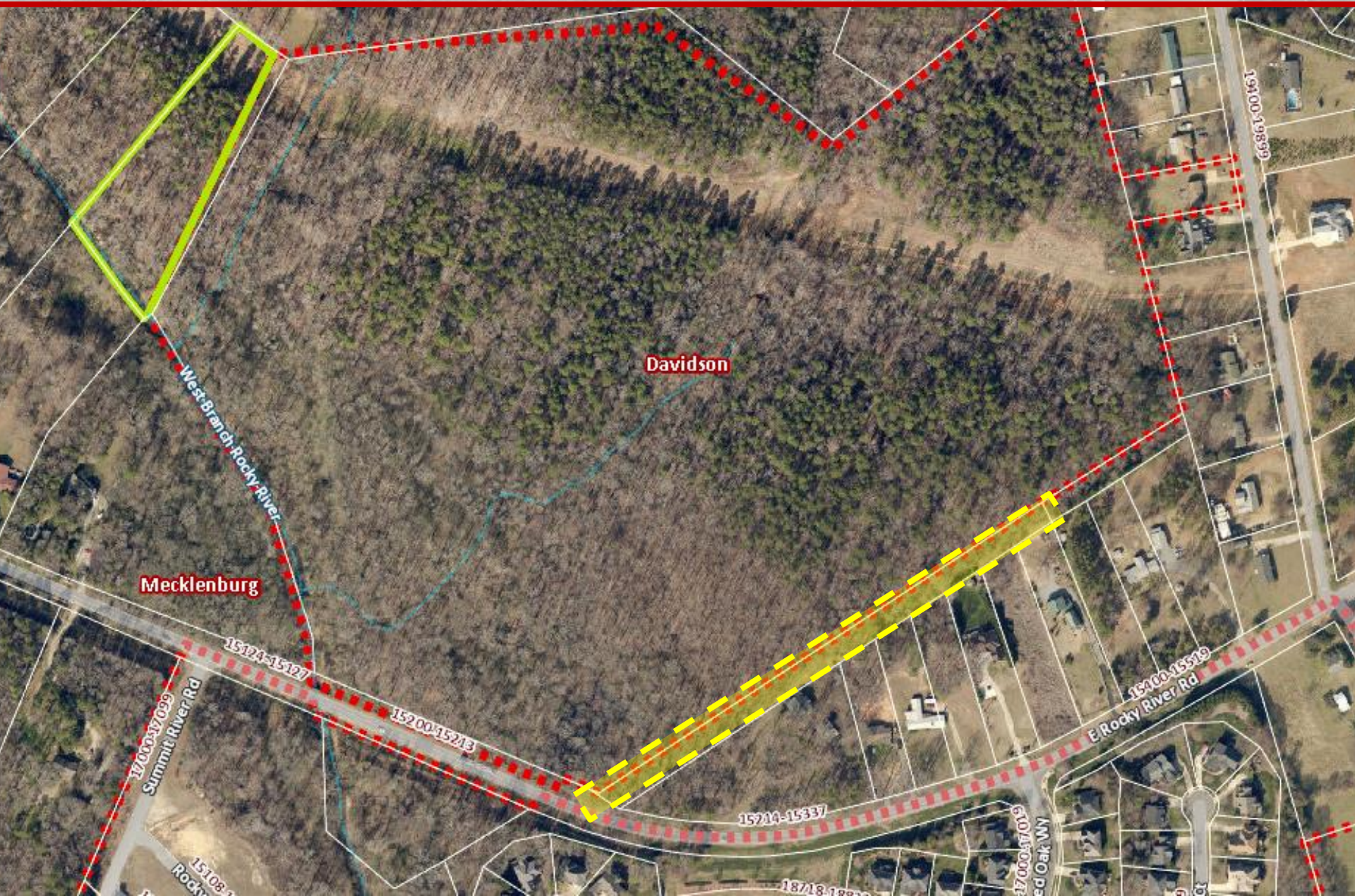


College Town. Lake Town. *Your Town.*

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



# NARROW PASSAGE – CONTEXT





# NARROW PASSAGE – LAYOUT [UNCHANGED]



# PLAN AMENDMENTS

## SUMMARY

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- **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

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

# PLANNING BOARD RECOMMENDATION

## SUMMARY

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

# QUESTIONS/DISCUSSION



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