

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:.

- (1) Approval shall be granted for a mixed-use development in general accordance with the layout of the submitted master plan. Uses shall consist of multi-family residential and low-intensity commercial/office uses as limited and described in the submitted Letter of Intent. Residential uses shall be limited to multi-family dwellings with no more than 4 bedrooms per unit. Overall residential development shall not exceed 220 bedrooms and unit floor areas (heated space) shall comply with C-C zoning requirements for multi-family. There shall be no residential Home Businesses, Personal Care Homes, or Daycares allowed. The residential development shall be managed as a single entity with an on-site resident manager, and full-time maintenance staff.
- (2) Final design of the main entrance drive from North Patterson Street shall be subject to the outcomes of a traffic study as required and approved by GDOT and the City Engineer.
- (3) Sidewalks shall be installed along both the North Patterson Street and Roosevelt Drive frontages. Pedestrian walkways and decorative crosswalks shall connect the perimeter sidewalks of the Residential building with the other buildings on the site as well as the sidewalks along North Patterson Street and Roosevelt Drive.
- (4) There shall be no outdoor storage. Outdoor display of merchandise shall be limited to the areas adjacent to the inward sides (facing the parking lot) of the buildings A through C. Such display areas shall not block access to any designated parking or pedestrian pathways. Outdoor seating areas may be allowed only with a separate CUP approval.
- (5) Landscaping. In addition to the standard landscape requirements of LDR Chapter 328 and as approved by the City Arborist, approved landscape plans shall include a standard minimum 10' buffer yard along the entire south property line, as well as the 25' undisturbed buffer yard along the western (North Toombs Street) boundary line as required by the R-P(c) zoning in that area. The portion of minimum 10' landscaped street yard along North Patterson Street shall contain all-evergreen vegetation in the form of a solid edge to obscure visibility of the adjacent parking lot from the street.
- (6) Signage. Signs on the property shall exclude variable message boards and temporary signs, and attention getting devices, and shall otherwise comply with signage requirements for a multi-tenant facility (commercial center) in C-C zoning. One of the allowed permanent freestanding signs may instead be located at the NE corner of the property, instead of being in proximity to one of the entrance drives.
- (7) All site lighting shall be directed downward and away from adjacent residential areas.
- (8) All other applicable development standards and requirements shall be followed\, including the architectural requirements of the Urban Commercial Corridor Overlay District (UCCOD)
- (9) From the date of final approval, the development shall commence within 3 years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire.