

PLANNING COMMISSION MEETING
Thursday, September 29, 2011 6:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold their Regular Planning Commission Meeting on Thursday, September 29, 2011, beginning at 6:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS

3. Approval of Minutes from the August 25, 2011, Public Hearing and Regular Planning Commission Meeting
4. Review/Recommendation Regarding Amendments to the City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects
5. Discussion Regarding the Concept Plan for Bridgestone, Plat C
6. Committee Assignments and Reports

ADJOURNMENT

7. Adjourn

Posted this 28th day of September, 2011.

/s/ Cathy D. Larsen
Cathy D. Larsen, Deputy Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	9/29/2011

Planning Commission Agenda Item

SUBJECT:	Review/Action Regarding City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: City Council has asked that the Planning Commission review city code regarding temporary food vendors (i.e. shaved ice shacks) and to determine the need to change current code in order to allow these types of establishments.	
PREVIOUS LEGISLATIVE ACTION: 7-28-2011: Planning Commission recommended no change to current ordinance. 8-25-2011: Planning Commission tabled and asked staff to further research how other cities handle temporary food sales on undeveloped property.	
FISCAL IMPACT: Small amounts of tax revenue, inspection and administration costs	
SUPPORTING DOCUMENTS: Current Cedar Hills Code Examples of code regarding temporary food vendors from Provo, Highland, and Lindon. County Code regarding shaved ice vendors	
RECOMMENDATION: Review the information provided and give direction to staff. Areas that may need specific attention include: Hours of operation, months of operation, term of contract, approval process, returning business approval process, conditions of approval, what other types of uses this ordinance will include, parking, signage, building permit and inspections,	
MOTION: To continue this item, and direct staff to make the following changes...	

Cedar Hills

City Code 10-6A-2

Food Sales is listed as a Conditional Use in Neighborhood Retail and Office/Retail but not in Office. According to 10-6A-2b, the process for approving Conditional Uses is found in the design guidelines.

Design Guidelines

3.2 Permitted and Conditional Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. If a proposed use is not listed in the use table below but it can be shown to be substantially the same as an existing item in the chart, then it can be treated as the item in the chart.

To receive approval for a conditional use listed in the chart below, the burden of proof shall be on the applicant to demonstrate that the use is appropriate for the property or parcel under consideration. All conditional uses are required to comply with the conditions of approval imposed by the Planning Commission and/or City Council. Such conditions shall be imposed to mitigate or alleviate any expected or foreseeable adverse impacts the proposed conditional use may have on adjacent uses or the surrounding area. Typically, conditions of approval address issues such as noise, lighting, traffic and aesthetics. Even so, the City shall impose any and all conditions they find to be necessary to protect the integrity and quality of the master planned area or the surrounding neighborhoods.

The following specific conditions may be applied to various permitted or conditional uses. Any of the below prescribed conditions, and additional conditions, may be applied to any permitted or conditional uses at the discretion of the Planning Commission and/or City Council.

- a. any bay doors shall be screened, to the greatest extent possible, from residential areas and public streets
- b. the outdoor storage of materials and debris is prohibited
- c. outdoor overnight storage of vehicles is prohibited
- d. any drive through window and sufficient vehicular stacking shall be screened, to the greatest extent possible, from residential areas and public streets
- e. volume control devices, at drive through windows, shall be utilized so as to limit any audio impact on the surrounding area
- f. refuse collection shall be performed so often as to prevent the development of offensive odors
- g. the outdoor storage of materials is prohibited with the exception of live plants that may be stored outside, at the discretion of the Planning Commission and/or City Council, but only in clearly defined locations
- h. the keeping of animals outdoors is prohibited

Use	N. Ret.	Office/Ret.	Office
Antique Shop	C	C	-
Art shop and/or artist’s supplies	C	C	-
Assisted living, convalescence home	-	C	C
Automobile lube center	C	-	-
Automobile wash	C	-	-

Baby supplies	C	C	-
Bakery	C	C	-
Banks	C	C	C
Barber shop	C	C	C
Beauty parlor	C	C	C
Bicycle shop	C	C	-
Bookstore	C	C	-
Catering establishment	C	-	-
Churches	-	C	C
Clothes cleaning, dying and pressing, retail	C	-	-
Community services	C	C	C
Convenience market with or without gas station	C	-	-
Dance studio	C	C	C
Drive-through windows	C	C	-
Drug store	C	C	-
Fast food establishments	C	C	-
Food sales	C	C	-
Floral shop	C	C	-
Garden supply	C	C	-
Hardware store, not including outside storage of lumber or building materials	C	-	-
Hobby and/or craft store	C	C	-
Home improvement center	C	C	-
Interior decorating store	C	C	-
Jewelry store	C	C	-
Laundry, automatic, self-help	C	C	-
Locksmith	C	C	-
Movie theater	C	C	-
Music store	C	C	-
Pet grooming w/o boarding	C	C	-
Pet shop	C	C	-
Photographer and/or sale of Photographic supplies	C	C	-
Preschool, day care	C	C	C
Professional Office	C	C	C
Restaurants	C	C	-
Residential, attached units	C ¹	C ²	C ⁵
Recreational facilities and uses	C	C	C
Signage	C	C	C
Sporting Goods	C	C	C

¹When ancillary to a retail use (ancillary = subordinate, subordinate is less than 50% of any given structure) Residential is permitted only on the second level of the structures.

²When ancillary to a retail or office use (ancillary = subordinate, subordinate is less than 50% of any given structure) Residential is permitted only on the second level of the structures.

⁵As an independent development

Provo City

14.35.020. Uses Allowed.

- 1) Uses allowed on a temporary basis in accordance with the provisions of this Chapter may include, but are not limited to, the following: carnivals, circuses, fireworks stands, fireworks displays, Christmas tree lots, shaved ice stands, farmers' markets, promotional displays, tents for religious services, revivals, retreats, political rallies, or campaign headquarters. Temporary uses shall be restricted to the following zones: PF, PIC, SC1, SC2, SC3, DT1, DT2, GW, FC, ITOD, CG, CM, M1, and M2.
- 2) A temporary use permit shall not be required for a garage sale, provided that the garage sale shall not operate for more than a total of five (5) days in any calendar year, and shall be conducted by bona fide residents of the premises. Goods for sale shall consist of personal belongings of the residents. Goods offered for sale shall not be placed over a public sidewalk or in a public right-of-way.
- 3) A temporary use shall be allowed for a maximum thirty (30) day duration per calendar year, except for shaved ice stands and farmers' markets which may be permitted from May 1 to October 31.
- 4) A farmers' market permit applicant shall secure a temporary use permit according to the provisions of this Chapter. The person responsible for the operation of the farmers market shall pay the required fee for the temporary use and submit a site plan which:
 - (a) identifies the number and type of vendors;
 - (b) provides a signage plan for the proposed uses;
 - (c) shows the parking location; and
 - (d) designates vehicular access location.

(Am 1996-63, 1999-15, Am 2000-37, Am 2007-11, Am 2010-31)

14.35.030. Prior Approval Required.

Prior to the establishment of any qualifying temporary use, (except fireworks stands or fireworks displays, permits for which shall be administered by the Fire Department), a temporary use permit shall be obtained from the Planning Commission. Any application for such permit shall meet the requirements of Section 14.35.040, Provo City Code, and shall be made by the property owner, an authorized agent, or the applicant for the temporary use. The granting of said permit shall require the following findings:

- (1) that the conduct of the requested use will not have any detrimental effects on adjacent properties and will be in general harmony with surrounding uses;
- (2) that the requested use will not create excessive traffic hazards on adjacent streets and that traffic control, if necessary, shall be provided at the expense of the applicant; and
- (3) that the applicant shall have sufficient liability insurance for the requested use or event. (Am 2007-11)

14.35.040. Standards and Requirements.

A temporary use established under the provisions of this Chapter shall conform to the following standards and requirements:

- (1) Any structure requiring sanitary facilities by building, fire, health, or other similar codes shall be located on the same lot as a host structure unless independent water and sewer service is provided to the temporary structure. Where such codes require sanitary facilities, they may be provided by a host structure provided that there is:
 - (a) no indoor seating of patrons;

(b) written evidence that a host structure will provide permanent sanitary facilities for any employees and/or customers and that such facilities are conveniently located not more than three hundred (300) feet from the structure and will be accessible during all periods of operation of the use; and

(c) written evidence from the City/County Health Department that all food will be prepared and delivered from an approved commissary, that all waste resulting from the operation of the use will be properly disposed, and that food prepared on the premises will meet all health code requirements.

(2) The minimum required parking shall be two (2) spaces except that a reasonable number of additional parking places may be required. Such parking shall not have the effect of decreasing any existing parking that is required for any other use existing on the site. All parking shall meet the standards for off-street parking as specified in Chapter 14.37, Provo City Code, except that required parking may be provided on a gravel rather than a concrete or asphaltic cement surface.

(3) The layout of the proposed use shall be compatible with the access, parking, circulation, and other significant elements of any other uses or structures existing on the site.

(4) All structures shall be securely anchored to the ground at not less than four (4) points as directed by the Chief Building Official.

(5) The right to occupy the site shall be secured by a written agreement with the owner of the parcel and the owner of any host structures. Said agreement shall address the question of use of restroom facilities by employees, responsibility for maintenance, and restoration of the site upon termination of the use. A copy of the proposed agreement shall be part of the application.

(6) Approval for each temporary use permit shall bear an expiration date based upon the nature of the use. In no case shall approval be given for a period exceeding thirty (30) days except for farmers markets and shaved ice stands. All temporary structures shall be removed within fifteen (15) days of the temporary use being closed or the permit expiring, whichever occurs first.

(7) The landowner of the parcel shall provide a cash bond for the restoration of the site of said use to its original condition, including cleanup, replacement of facilities, and removal of any structures according to the following schedule:

(a) Circus, carnival, or related uses: \$1,000

(b) All other temporary uses: \$ 300

(Am 1996-63, Am 2007-11)

14.35.050. Action on Application.

A use meeting the requirements stated above shall be approved and a use not meeting the requirements stated above shall be denied, or may be approved with appropriate conditions to assure that the use will be compatible with and will not pose any detriment to persons or property. Said conditions may include a limitation upon hours of operation. (Am 1995-08, Am 2007-11)

4.35.060. Revocation of Permit.

A permit may be revoked in the event of a violation of any of the provisions of this Chapter or the conditions set forth in the temporary use permit.

14.35.070. Business License Required.

A temporary use permit is not a business license and the granting of said permit shall not relieve the permittee of any other license requirement of the City or any other public agency.

14.35.080. Fees

In order to offset a portion of the costs incurred by the City in processing temporary use permits, a fee shall be charged as shown on the Consolidated Fee Schedule adopted by the Municipal Council.

(Am 2006-15)

Highland City

Proposed Temporary Use Regulations

(Revised 2-15-11)

3-623: Temporary Uses

In addition to regulating uses, which are permanent in nature, it is the intent of this section to provide for certain temporary uses for limited periods of time. The purpose of this section is to establish the standards, regulations, procedures, and review criteria, which shall be used when considering an application for a temporary use permit.

1. General Regulations.
 - a. No temporary use permit shall be granted until adequate assurances have been provided ensuring compliance with the provisions of this section and all other applicable city codes.
 - b. Temporary uses shall be consistent with the intent and purpose of this section and not to be detrimental to surrounding properties.
 - c. Temporary uses shall only be permitted in the C-1, CR, and the Town Center Overlay zoning districts.
 - d. Temporary uses shall obtain a Highland City business license.
2. Permitted Temporary Uses. The following uses shall be permitted upon receiving the appropriate approvals and the granting of a temporary use permit by the city.
 - a. Christmas tree sales, snow shacks, produce stands, firework stands, or similar seasonally related events;
 - b. Off-site commercial sales events;
 - c. Temporary retail sales;
 - d. Such other uses as the city may deem to be within the intent and purpose of this section.
3. Application Process, Fees, Noticing. Application for a temporary use permit shall be made on forms obtained from the Zoning Administrator. Application for a temporary use permit shall be made by the property owner of a duly authorized agent and a filing fee shall be charged and collected at the time of application submittal. The Zoning Administrator may require additional information deemed necessary to understand the application.
 - a. Those temporary uses which meet the following criteria in the opinion of the city do not require posting and may be approved subject to the appropriate conditions. The criteria are as follows:
 1. The use and/or structure complies with all applicable codes and ordinances;
 2. The use and/or structure does not interfere with pedestrian access ways, fire lanes, driveways, landscaped areas, or traffic visibility at driveways or street intersections;
 3. The use and/or structures are compatible with surrounding land uses;
 4. Parking on the property is adequate to serve any existing permanent use and the temporary use; and
 5. The temporary use shall not be conducted between the hours of 10:00 p.m. and 7:00 a.m.
 - b. Those temporary uses which do not meet the above criteria in the opinion of the Zoning Administrator, shall be posted by the city for public notification within five (5) working days following application submittal and shall be subject to the appropriate conditions.

- c. Application for a temporary use permit shall be reviewed by the Zoning Administrator who shall approve, conditionally approve, or disapprove such application no sooner than five (5) and no later than eight (8) working days from the date of posting where applicable and no later than three (3) working days when no posting is required.
 - d. An application for a temporary use shall only be approved if the Zoning Administrator finds that it meets the requirements herein.
 - e. Approval may be made subject to further conditions deemed necessary to assure that all adverse impacts to the surrounding properties are minimized to the fullest extent possible. Conditions to be considered may include, but are not be limited to, the following:
 - 1. Regulation of parking, dust control measures and site lighting;
 - 2. Regulation of hours of operation;
 - 3. Regulation of site ingress and egress;
 - 4. Assurance of compliance with building, fire, electrical and all other appropriate codes; and
 - 5. Such other conditions deemed necessary to carry out the intent and purpose of this section.
 - f. The city shall notify the applicant of the decision in writing and shall state any conditions for approval or reasons for denial on said letter.
 - g. All temporary use permit approvals shall be made subject to a time limit as set forth by the city. In no event shall a temporary use permit be granted for longer than six (6) months. Upon expiration of the time limit set forth at the time of approval, any continuation of the use shall require the submittal and approval of a new application.
 - h. Upon expiration of any temporary use permit, any permit holder wanting to extend the length of the permit shall be required to re-apply for a new temporary use permit. Temporary use permit renewals shall be approved for a period not to exceed three (3) months. All temporary uses lasting six (6) weeks or over shall not be renewed more than once within a one-year period.
 - i. Upon cessation of the use or expiration of the permit, whichever occurs first, the premises will be promptly cleaned and restored to substantially the same condition existing prior to commencement of such use.
4. Appeals. Upon receiving notification of the decision, the applicant, any citizen or any party in interest, aggrieved by the decision may file with the city a written notice of appeal to the Planning Commission within seven (7) calendar days of the decision. Upon appeal, all material in the matter shall be filed by the city with the Planning Commission. The Commission may then review the case and based upon the information, uphold the action of the staff, remand the matter back to staff with instructions for further review or overturn the action of the staff. The Commission's decision shall be limited to whether or not the proposed use meets the criteria set forth in this section.

Lindon City

Section 17.17.140 Temporary site plans.

- 1. Purpose – This section is enacted to accommodate certain uses which are temporary or seasonal in nature. No person shall construct or use a temporary site or building without first obtaining approval as set forth in this section.

2. All temporary sites shall be restricted to the non-residential zones, excluding seasonal agricultural or horticultural sales, which are permitted in all zones.
3. All submittal requirements for temporary site plans shall be followed as listed in the Land Development Policies, Standard Specifications and Drawings manual (Development Manual).
4. The applicant shall pay a fee as established in the Lindon City Fee Schedule.
5. The Development Review Committee (DRC), or their appointed designee, shall be the land use authority for all proposed temporary site plans. The DRC shall have authority to approve, conditionally approve or deny any temporary site plan application.
 - a. The DRC shall evaluate the impact of each temporary site and will assure that the site plan is compatible with the zone in which it is to be located.
 - b. Any temporary site plan permitted by the DRC which complies with the specific requirements of this Chapter and any conditions and restrictions which may be imposed by the DRC shall be deemed to be a permitted temporary site on the lot on which it is thus permitted. Once a temporary site plan is permitted, however, the use shall not be enlarged, extended, changed, increased in intensity, or relocated unless an application is made for a new or revised temporary site plan.
6. All temporary site plans shall satisfy the following general standards:
 - a. The proposed temporary use will be located, operated and maintained in a manner consistent with the policies of the General Plan and the provisions of the Code.
 - b. Adequate parking to accommodate vehicular traffic to be generated by such use will be available on-site and/or meet parking regulations in LCC Chapter 17.18.
 - c. The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
 - d. No motor vehicle, mobile home, shipping container, or trailer *from which sales are transacted or product is displayed* shall be accessible for the public enter therein.
 - e. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or adversely impair the value thereof.
 - f. Signs shall be regulated by the provisions of the Sign Ordinance found in LCC Chapter 18.
 - g. The temporary use regulation of this Section does not exempt the applicant or operator from any other required permits, such as business licenses or health department permits.
7. An application for a temporary site plan may be made by any property owner, lessee, contract purchaser, official, department, board or bureau of any government. If the property owner has not signed the application, a contract purchaser or lessee must file, with the application, a copy of the contract or some form of written statement which indicates the endorsement of the application by the property owner.
8. Except for uses listed in paragraph 11(e), the applicant shall remove within fourteen (14) days of the expiration of the approval, any structure or materials used for the temporary site such as tents, poles, display bins, etc. The applicant shall restore the site to the approved original site plan. If no original site plan exists, the applicant shall restore the site to its original condition. If deemed appropriate by the DRC, a bond in the amount determined by the DRC shall be posted with the City to guarantee the removal of temporary structures and/or restoration of original site conditions
9. After expiration of the time limit on a temporary site plan approval, the use must cease and shall not be relocated on the same parcel for 180 consecutive days. The only exceptions to this requirement are listed in paragraphs 11(e), 12 and 13 of this section.

10. The applicant shall comply with any condition imposed by the DRC. Conditions may include additional off-street parking, on-site landscaping, or any other physical improvements. In determining whether such improvements should be required, and in determining whether the temporary site plan shall be approved, denied or approved with conditions, the DRC shall consider the following:
 - a. Harmony of the request with the general objectives of the General Plan, City ordinances, and the particular zone in which the request is located.
 - b. Harmony of the request with existing uses in the neighborhood.
 - c. Development or lack of development adjacent to the site.
 - d. Whether or not the request may be injurious to potential development in the vicinity.
 - e. Present and future requirements for transportation, traffic, water, sewer, and other utilities.
 - f. Suitability of the specific property for the proposed use.
 - g. Economic impact of the proposed use on the neighborhood.
 - h. Aesthetic impact of the proposed use on the neighborhood.
 - i. Attempts by the applicant to minimize other adverse effects on people and property in the area.
 - j. Impact of the proposed use on health, safety and welfare of the City and persons owning property in the area.
 - k. The anticipated parking needs for the site.
11. Special Regulations for Permitted Uses (all other uses not listed are prohibited):
 - a. Christmas tree sales lots: Allowed in all commercial and industrial zones. Display of Christmas trees need not comply with setback requirements of the zone, however, no display shall be located in any clear vision area. The temporary use permit shall be valid for a maximum 45-day consecutive time period.
 - b. Firework sales: Allowed in any commercial or industrial zone from temporary stands. In addition, applicants must acquire all required permits and licensing prior to approval. Firework sales are also subject to the requirements of LCC Chapter 8.28.
 - c. Fast food huts for the retail sale of food items such as shaved ice, snow cones, hot dogs, tacos, soft drinks. Allowed in any zone food eating establishments are permitted. Such uses may last up to a maximum (120) one hundred twenty consecutive days.
 - d. Outdoor sales/traveling retail sales or services (such as sales of tools, housewares, rugs, toys, or other manufactured goods), or service businesses (such as windshield repair): May be allowed in all commercial and industrial zones. Such events may last up to a maximum of (30) thirty consecutive days.
 - e. Seasonal agricultural or horticultural produce sales: Allowed in all zones. The temporary use permit for such uses shall be valid from May 1st through November 30th.
12. The Development Review Committee may grant approval of a temporary site for up to one (1) year if any of the following conditions are met:
 - a. The applicant has received site plan approval to build on a new site or expand a current site within the City.
 - b. The applicant has begun construction and shall be making progress toward completion of the new or expanded site.
 - c. The temporary site will be used to house the business moving into the new or expanded site.
13. The Development Review Committee may, if the applicant shows good cause, grant up to one (1) six (6) month extension for temporary site plans approved pursuant to paragraph 12. (ord. 98-3, Amended, 10/03/2000) (Ordinance 2010-1-O, adopted entire section March 2, 2010)

Utah County Government
Health Department – Division of Environmental Health
Guidelines for Shaved Ice Shacks

A. Plans

1. Floor plan showing interior:
 - a. Equipment
 - b. Plumbing
 - c. Lighting
 - d. Floor, wall and ceiling finishes (easily cleanable)

B. General Requirements

1. Zoning clearance from the city.
2. Must obtain building permits.
3. Signed agreement with established business (within 300 feet) that restrooms can be used.
4. Three-compartment sink. Note: If a separate commissary is used, only a hand sink is necessary. A commissary must meet all regulations that pertain to food establishment.
5. Hand wash sink.
6. Hot & cold or tempered running water.
7. Waste tank must be at least 15% greater capacity than the water supply tank. Adequate water must be on hand for the daily operations.
8. A self-closer is required on the door. The door must be tight fitting.
9. If the door is to be left open for ventilation, then a screen door is required. An air conditioner is recommended for ventilation.
10. The service window must be screened and the screen closed, except when serving customers.
11. Ice must come from an approved source.
12. An Operation Permit is required.
13. Employees need Food Handler Permits.
14. A pre-opening inspection is required.

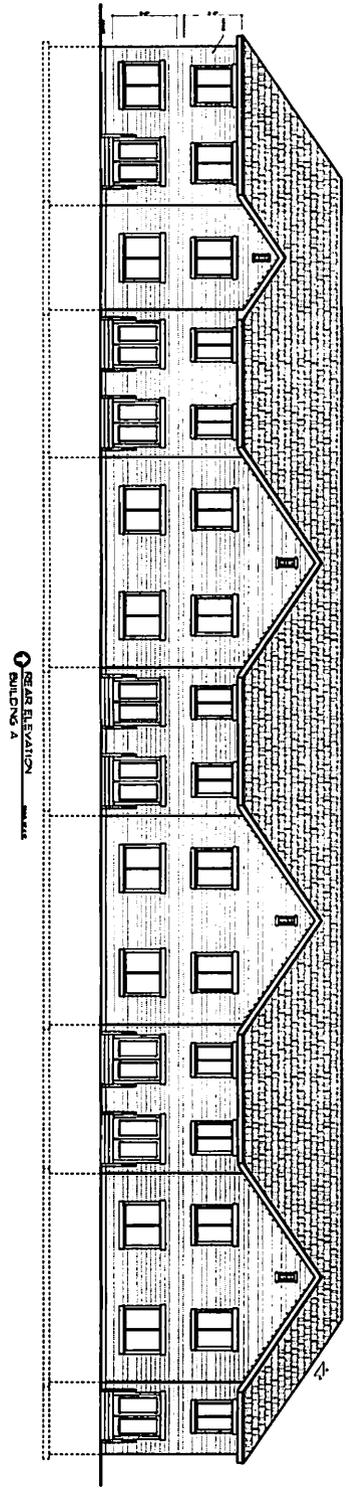
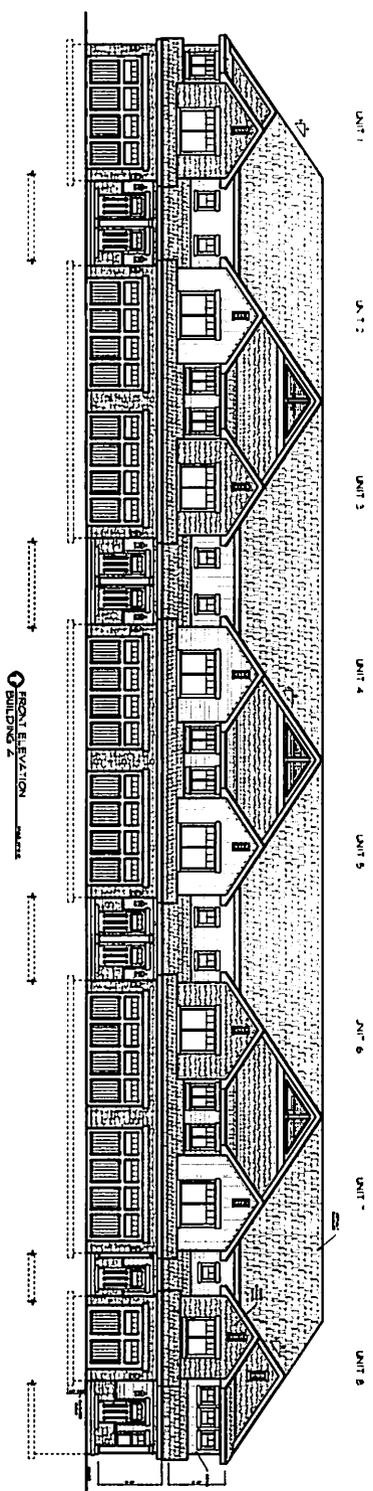
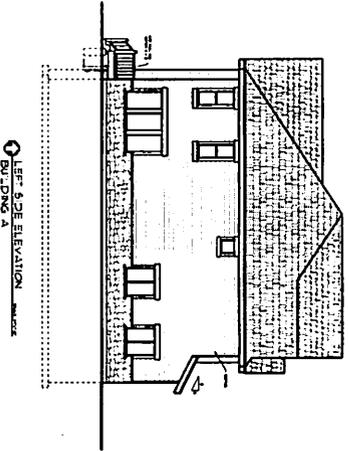
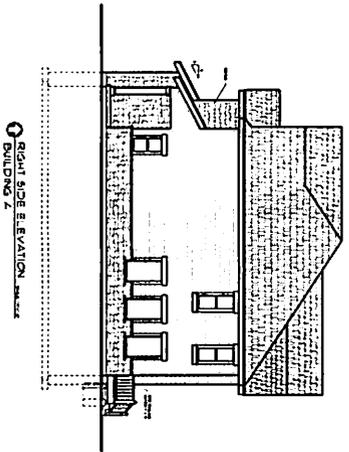


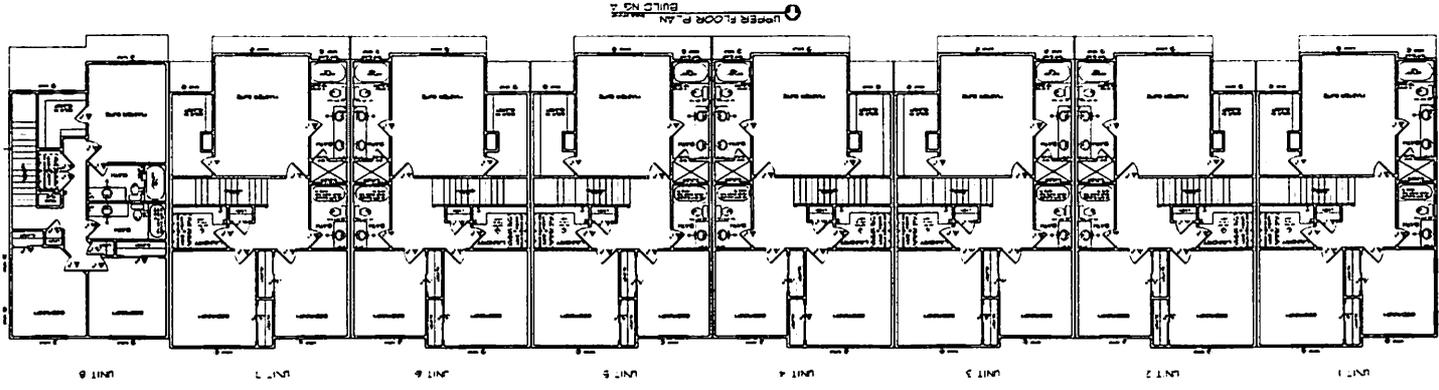
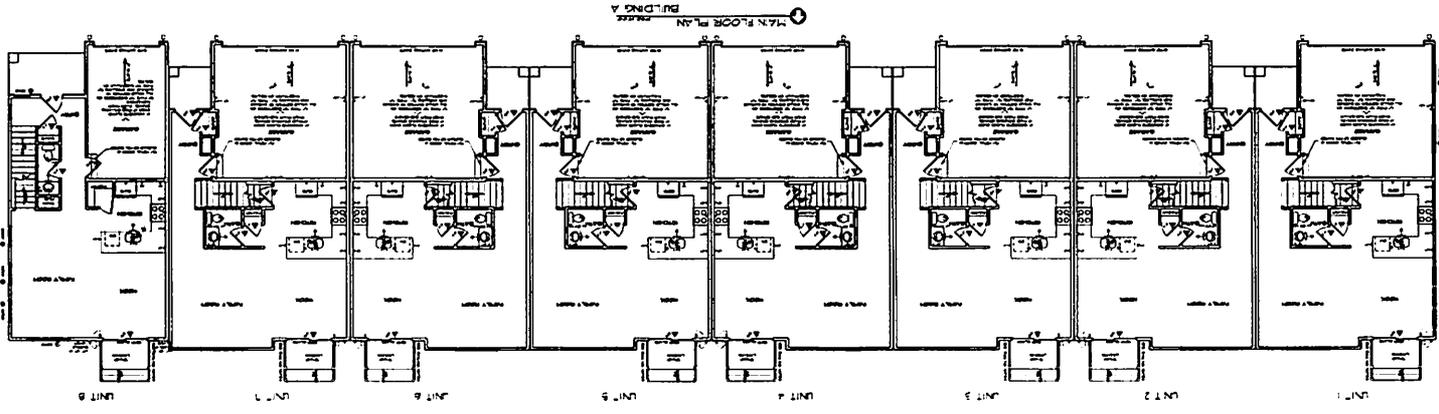
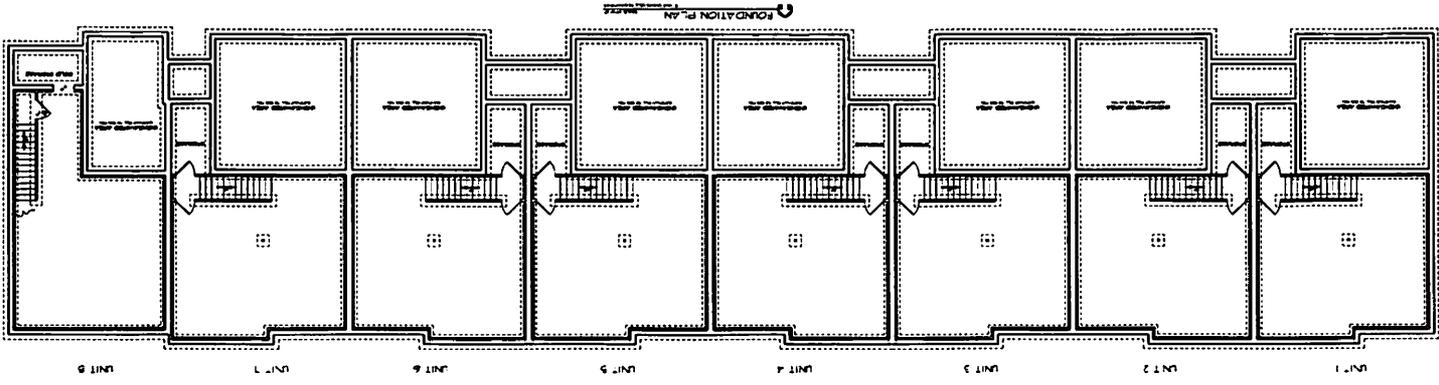
CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	9/29/2011

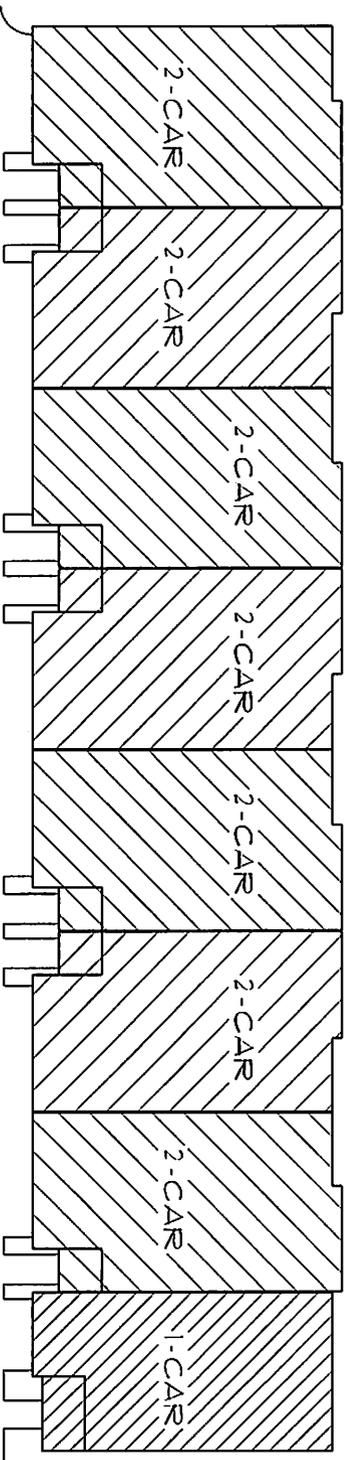
Planning Commission Agenda Item

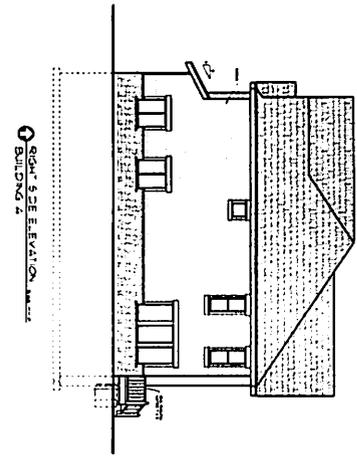
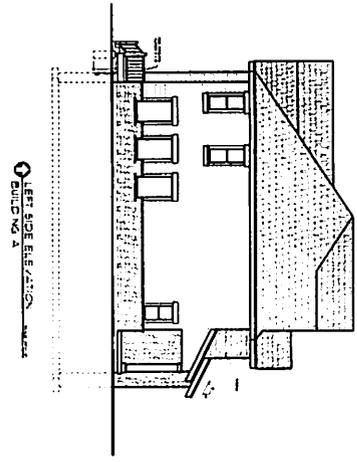
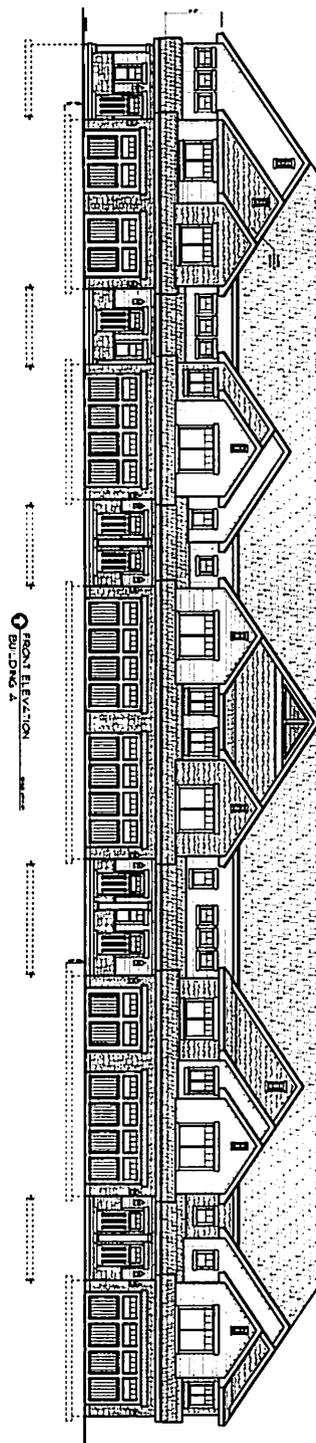
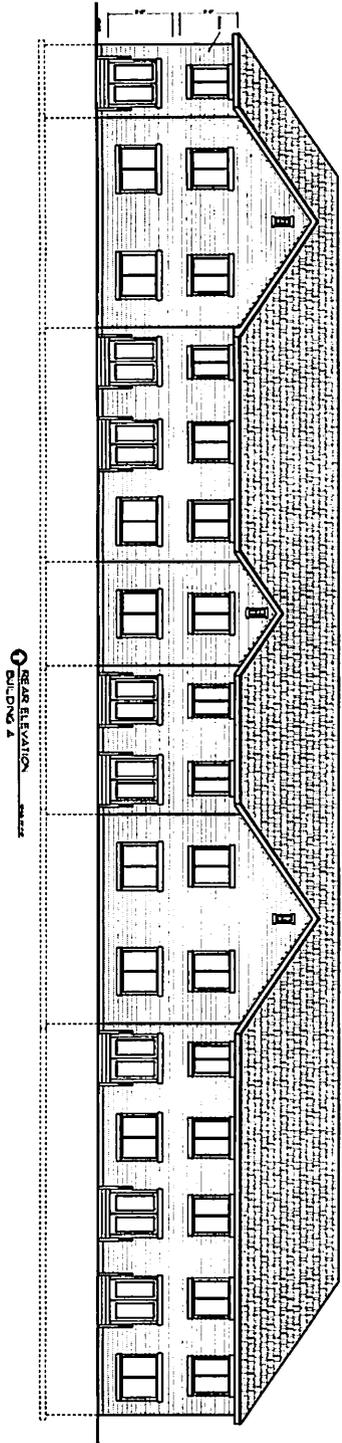
SUBJECT:	Bridgestone Plat C – Revised Development Concept Plan
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director
BACKGROUND AND FINDINGS: Perry Homes has submitted a revised concept plan for the development of Plat C of Bridgestone. The plan includes 16 townhomes in two row style plans. The previous development plan also included 16 units. Besides changing the type of unit proposed from a multi unit four-plex to a row style eight-plex, it is also proposed that parking for each unit be at grade contained within each unit. Architectural components are also proposed to be modified. Further discussion may be appropriate.	
PREVIOUS LEGISLATIVE ACTION: Previous plat approvals have expired.	
FISCAL IMPACT: N/A.	
SUPPORTING DOCUMENTS: Documents including plat layout and architectural renderings for Bridgestone Plat C.	
RECOMMENDATION: Staff recommends the Planning Commission consider the proposed changes to the plat development of Bridgestone Plat C.	
MOTION: No motion is necessary for submission of concept plan at this time. Additional direction may be appropriate.	



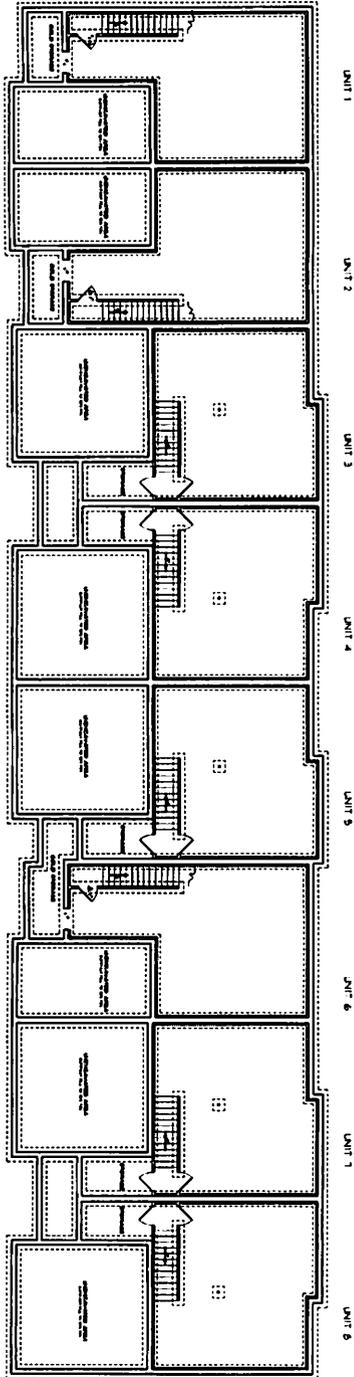


BUILDING A

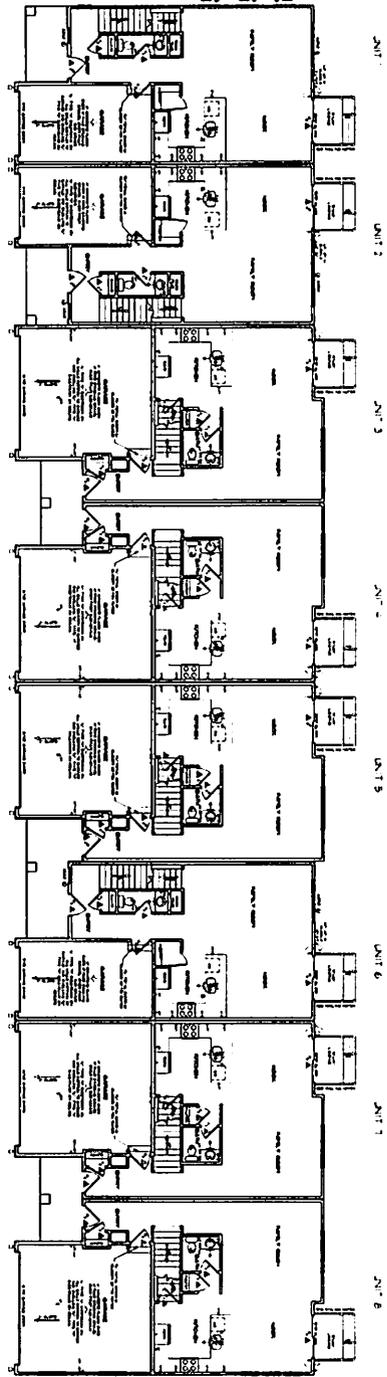




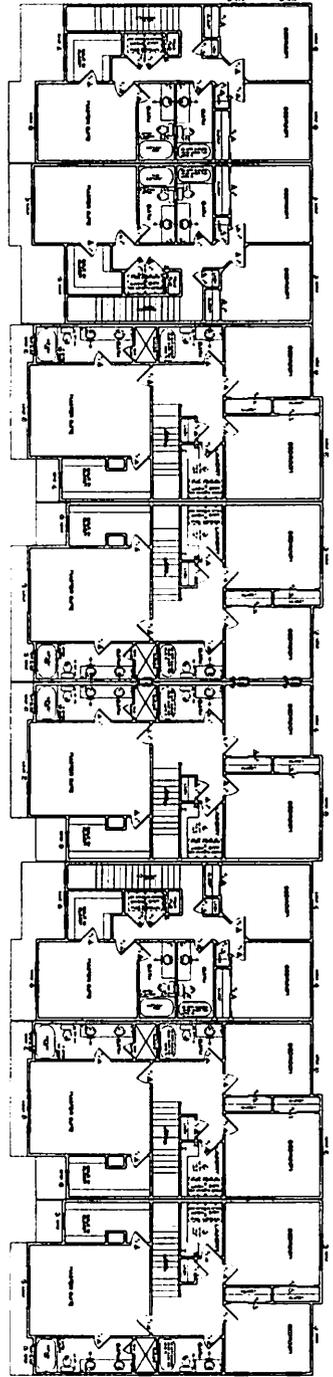
FOUNDATION PLAN



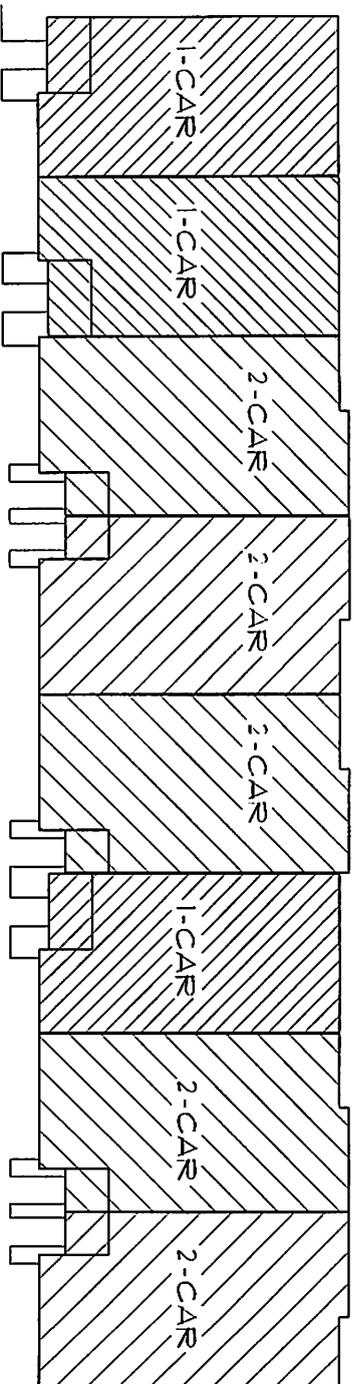
TRIN FLOOR PLAN BUILDING 5



JAMES R. FLOOR PLAN BUILDING 6

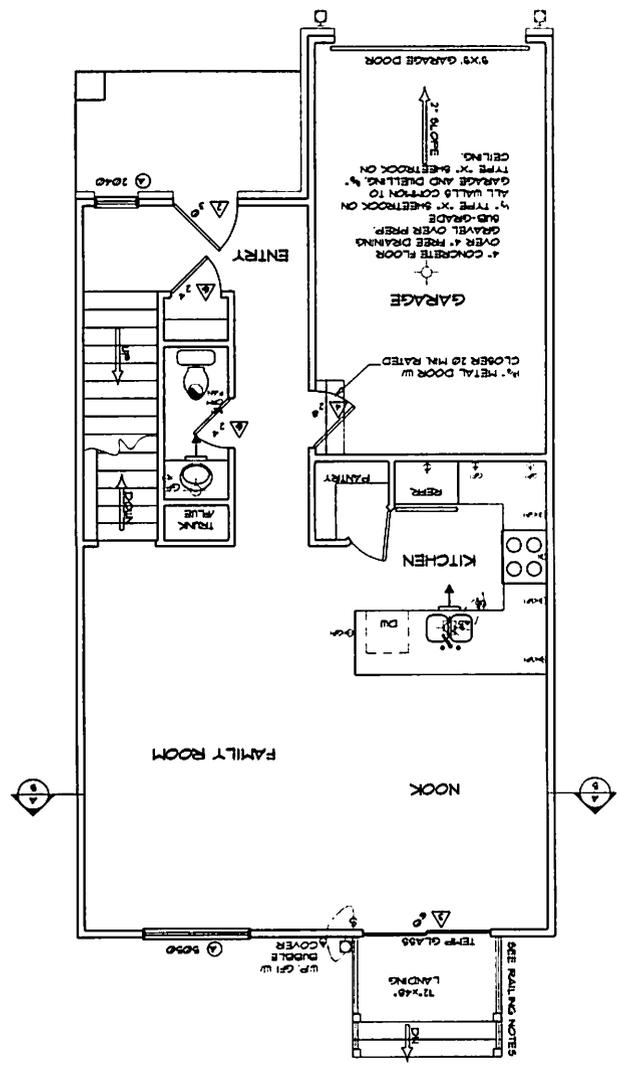


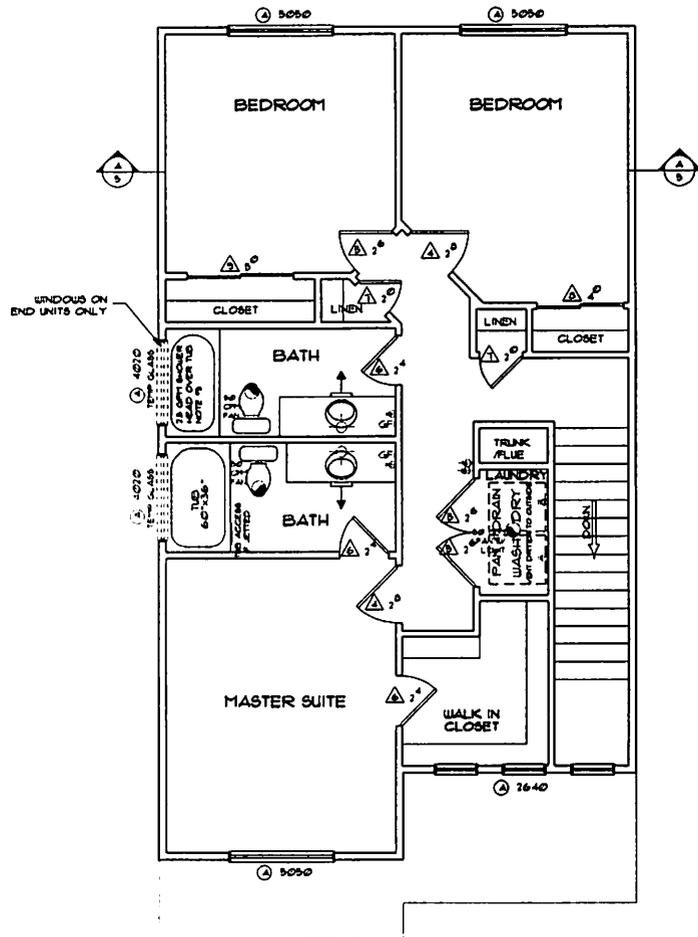
BUILDING B



1400 TOTAL #
 640 MAIN FLOOR
 160 UPPER FLOOR

640 SQUARE FEET
 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

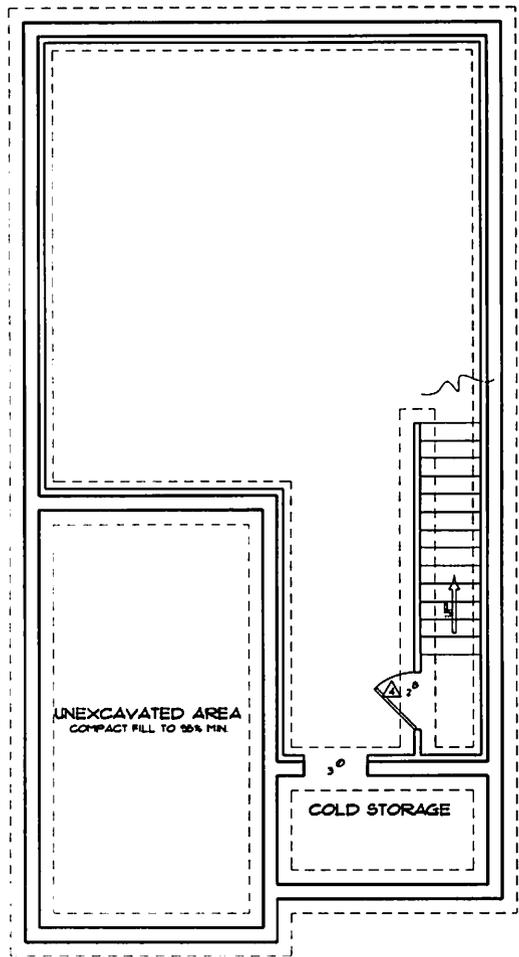


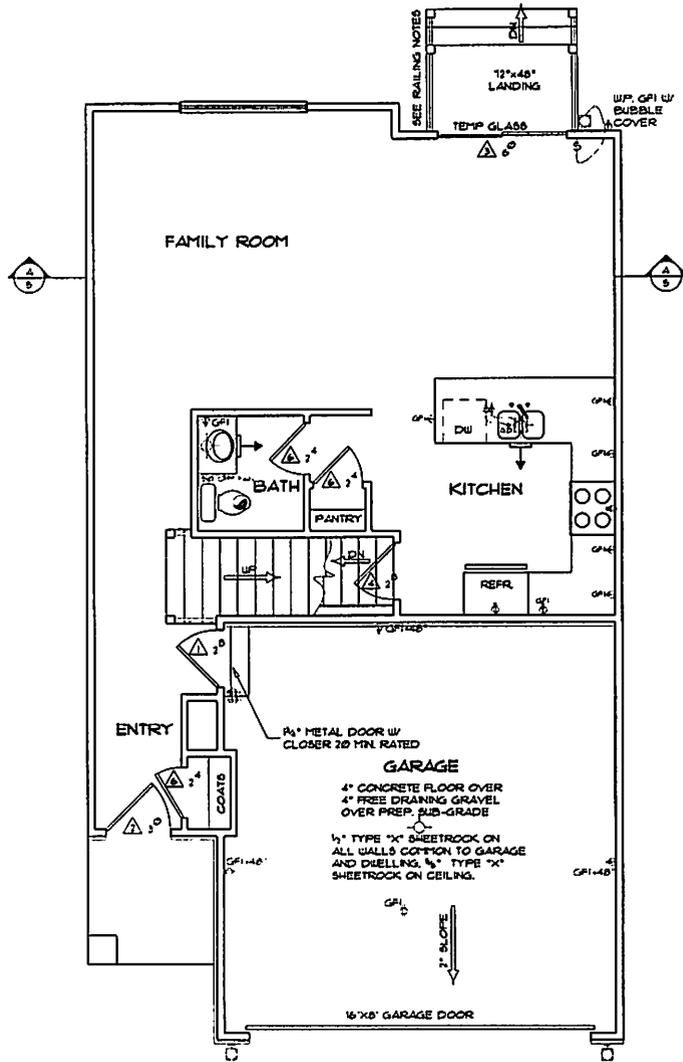


UPPER FLOOR PLAN

160 SQUARE FEET

SCALE: 1/4"=1'-0"



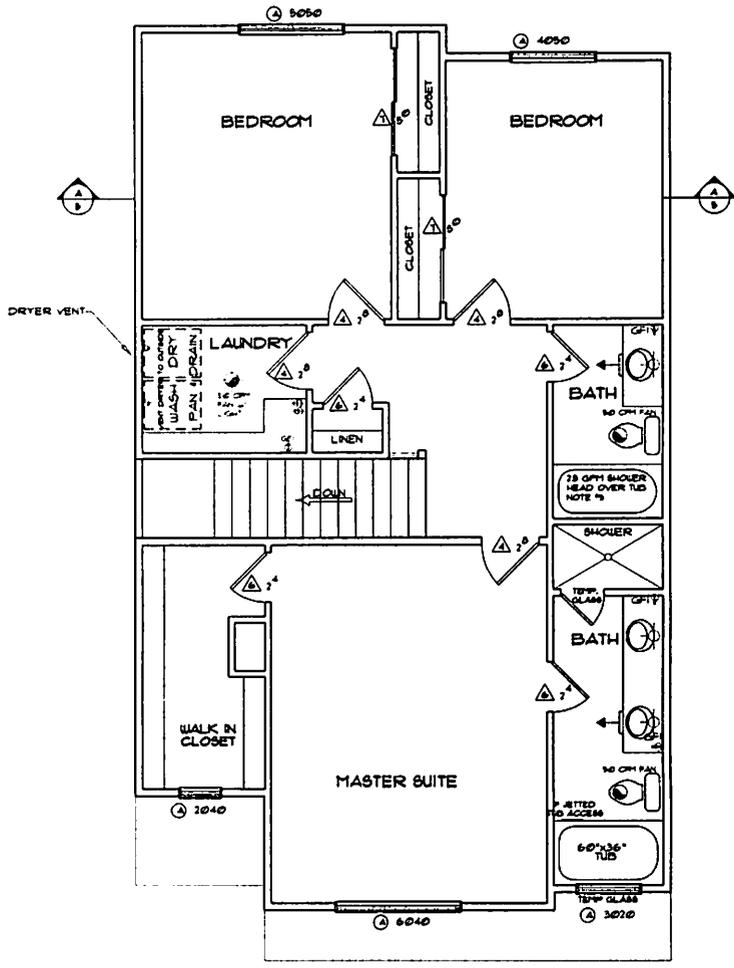


MAIN FLOOR PLAN

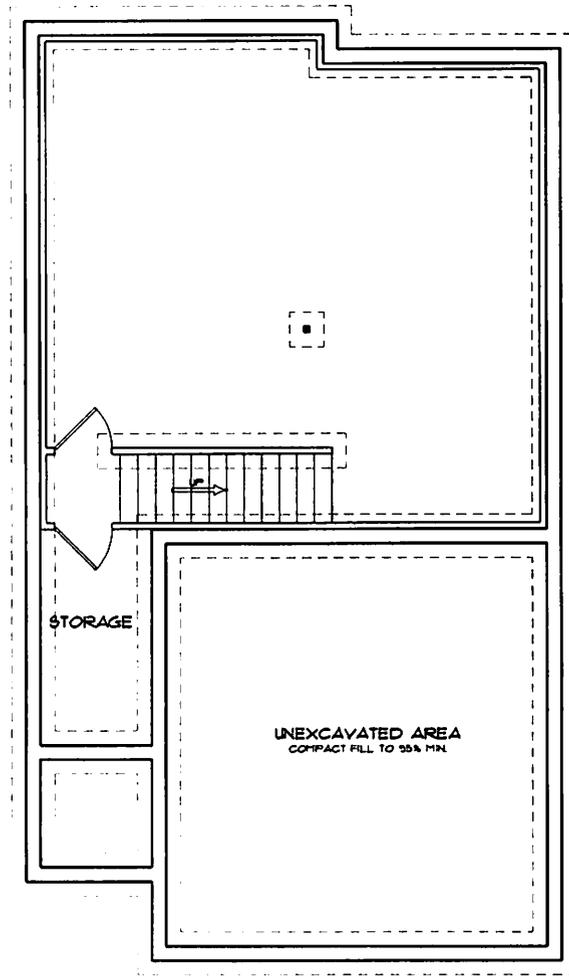
655 SQUARE FEET

SCALE: 1/4"=1'-0"

929 UPPER FLOOR
 + 655 MAIN FLOOR
 1584 TOTAL #




UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
 929 SQUARE FEET



FOUNDATION PLAN

* SQUARE FEET

SCALE: 1/4" = 1'-0"

* SEE WINDOW WELL REQUIREMENTS