

Hugh Parke – present on the behalf of the developer. He is with Forest Park Construction. Mr. Elmore acquired the property in 2006/2007 and has been planning to do this for a number of years. Building size has been decreased from the original design, because of the changes to the intersection with the round-a-bout installation.

Commissioner Jensen – Wanted to know if the additional hydrant was something that the City needs to install or the developer. Staff informed the Commission that the requirement was on the developer, as it is his project that is requiring the need with the occupancy of the building. The issue is that the fire department doesn't want fire hoses across the intersection in the event of a fire in the new commercial structure. The applicant understands that this is necessary for the development.

Director Christensen – Reported that one neighbor came in & was concerned with additional traffic with this project. It was noted that the traffic impact would be minimal to the two major arterial streets in the area.

Commissioner Vaughan-informed the Commission that the application has been reviewed by the Architectural Review Committee (ARC). He reported that the applicant was amenable to the suggestions that ARC made. The ARC addressed the landscaping, signage, detention and garbage storage, as well as design. His only additional concern was with traffic flow but believes with the two parking lot accesses, customers would not have to make left hand turns into the project and his concern was alleviated. He stated his support for the project.

Commissioner Jensen- raised a concern about site visibility with the trees on either side of the driveways. He wanted to make sure the applicant is aware of the required pruning for clear view to minimum 7 feet high.

Commissioner Vaughan-reminded the applicant that should any lighting spill onto the neighbors land, that they would have to be adjusted or modified to meet the ordinance. The plan shows cut-off heads in accordance with our code.

COMMISSIONER VAUGHAN MOVED TO RECOMMEND APPROVAAL TO THE CITY COUNCIL OF THE SITE PLAN FOR SYRACUSE INVESTMENTS LLC, ELMORE PLAZA, LOCATED AT APPROXIMATELY 2700 SOUTH 1000 WEST, SUBJECT TO ALL REQUIREMENTS OF THE SYRACUSE CITY ORDINANCES AND STAFF REPORTS. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

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COMMISSIONER MADE A MOTION TO ADJOURN INTO WORK SESSSION IN COUNCIL CHAMBERS.

5. Adjourn

Curt McCuiston, Chairman

Prepared by:
Sherrie Christensen, CED Director

Date Approved: