

FILE NO.: Z-9257

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NAME: Big Rock Plaza Long-form PCD

LOCATION: Located on the Northwest corner of Pleasant Hill Road and  
Vimy Ridge Road

DEVELOPER:

Big Rock Development  
12506 Vimy Ridge Road  
Alexander, AR 72002

ENGINEER:

Big Rock Development  
12506 Vimy Ridge Road  
Alexander, AR 72002

AREA: 23.26 acres

NUMBER OF LOTS: 5

FT. NEW STREET: 1,400 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD, Planned Commercial Development

PROPOSED USE: Mixed use – Retail, Office and Elderly Housing

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is seeking approval of a rezoning from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of the site as a mixed use development. The applicant is proposing a five (5) lot subdivision. Lot 1 is proposed containing 2.66-acres. Lot 1 is proposed for development with a 16,000 square foot retail building utilizing C-3, General Commercial District uses. Lot 2 is proposed containing 6.09-acres developed with a 43,600 square foot building. The lot is proposed utilizing C-3, General Commercial District uses

and/or a grocery store. Lot 3 is proposed containing 2.76-acres. The lot is proposed with a 30,000 square foot four (4) bay retail strip center utilizing C-3, General Commercial District uses. Lot 4 is proposed containing 4.31-acres developed with a 46,000 square foot assistance living center. Lot 5 is proposed containing 7.7-acres. The development plan for Lot 5 consist of 35 buildings, 100-feet by 20-feet, of mini-warehouse.

The development is proposed with a new public street. The street is proposed with a back of curb to back of curb width of 51-feet. The street is proposed as a divided median street.

B. EXISTING CONDITIONS:

The site is a tree covered site with frontage on Pleasant Hill Road and Vimy Ridge Road. Both streets are substandard streets with no curb, gutter or sidewalk in place and open ditches for drainage. The area to the south of this site is predominately single-family homes located on large lots. The area to the north is developing as an attached residential community by this developer.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Alexander Road Neighborhood Association, the Quail Run Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Vimy Ridge Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Pleasant Hill Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required. (Unless the collector street is moved to the north through this proposed development.)
3. The proposed commercial street should be constructed within a 60 foot wide right-of-way and 36 feet width from back of curb to back of curb with sidewalks on both sides and access ramps at intersections. The proposed median lengths may be altered from approved plans to provide sufficient left turn lane stack depending on estimated traffic generation from the adjacent development.
4. A 20 foot radial dedication of right-of-way is required at the intersection of Vimy Ridge Road and Pleasant Hill Road.
5. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Vimy Ridge Road including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline. The proposed sidewalk may

- be required to be placed on the north side of the Centerpoint gas pipeline station. A left turn lane should be provided on north bound Vimy Ridge Road.
6. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Pleasant Hill Road including 5-foot sidewalks with the planned development. The new back of curb should be located 13 feet from centerline of the existing street. The new sidewalk may be required to be placed on the north and west sides of the Centerpoint gas pipeline
  7. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is a variance being requested to advance grade the lots with the construction of the street?
  8. Per Section 29-102 an evaluation should be conducted on the basis of existing downstream development and any analysis of stormwater runoff with and without the proposed development. If the proposed development will cause or increase downstream flooding conditions, provision to minimize such flooding should be included in the design of the storm management improvements. Such provisions may include downstream improvements and/or detention of stormwater runoff and its regulated discharge to the downstream stream storm drainage system.
  9. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owner's association and detailed in the bill of assurance.
  10. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
  11. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
  12. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, Traffic Engineering 501.379.1813 or [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) for more information.
  13. Street names and street naming conventions must be approved by Public Works. Contact Glenn Haley, 501.371.4537 or [ghaley@littlerock.gov](mailto:ghaley@littlerock.gov).
  14. A turnaround must be provided at the end of the proposed street until a through connection is made.
  15. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.

16. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
17. Access to detention ponds must be provided to the public right-of-way and/or access easement for future maintenance by the developer and/or local property owners' association.
18. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36 feet. Driveway spacing on commercial streets is 250 feet from intersecting street right-of-ways and other driveways.
19. Show the location of Huff Lane on the proposed plan located the east side of Vimy Ridge Road.
20. All driveways shall be concrete aprons per City Ordinance.
21. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
22. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project. Capacity analysis required. EAD Analysis required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities on the property based on the information provided. However, there is an existing three phase, overhead power line running along the west side of Vimy Ridge Road which may be in conflict with proposed road widening related to the project. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If

additional fire hydrant(s) are required, they will be installed at the Developer's expense.

3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
7. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. Maintain Access:
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.

4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
  - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
  - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
  - c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
  - d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
  - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
  - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
  - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the

building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

- d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
7. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
  8. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
    1. Minimum gate width shall be 20 feet.
    2. Gates shall be of swinging or sliding type.
    3. Construction of gates shall be of material that allow manual operation by one person.
    4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
    5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
    6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
    7. Locking device specifications shall be submitted for approval by the fire code official
    8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
    9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
  9. Multi-family Residential Developments - As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
    - a. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including

nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

- b. As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
10. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov)

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet. The average depth of Lot 5 is approximately 450 feet a minimum twenty-seven (27) foot street buffer will be required adjacent to the Pleasant Hill Road right-of-way.
3. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The properties to the north and west are zoned R-2, Single-family. The maximum dimension required shall be fifty (50) feet. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be



undisturbed. Easements cannot count toward fulfilling this requirement. Existing and planted vegetation may be used to achieve the required screening. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. The approximate average depth of the Lots 1, 3, 4 is approximately 360 feet. A minimum twenty-two (22) foot buffer adjacent to the north property line will be required. The approximate width of Lot 5 is 680 feet. A minimum forty-one (41) foot buffer adjacent to the west property line will be required.

4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
7. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. Transportation/Planning:

Rock Region Metro: METRO does not currently serve this location but it is in our long range plans. Our only concern for the plan as presented is the need to provide sidewalks throughout the complex for access to future trail and transit routes. The site is located near the Southwest trail which will provide a short bicycle commute to the existing transit route. Sidewalks are included in the promotional renderings but not in the plans.

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Residential Medium (RM) and Residential Low Density (RL) for this property. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than

six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PCD (Planned Commercial Development) to allow C-3 uses, a mini-warehouse and assisted living facility.

Master Street Plan: South of the property is Pleasant Hill Road and it is shown as a Collector Street on the Master Street Plan. East of the property is Vimy Ridge Road and it is shown as a Minor Arterial Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Vimy Ridge Road since it is a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (September 20, 2017)

The applicant was present. Staff presented an overview of the item stating there were a number of outstanding technical issues in need of addressing. Staff requested the proposed signage plan, the days and hours of operation, the hours of dumpster service and the location, height and materials of any proposed fencing.

Public Works comments were addressed. Staff stated Vimy Ridge Road was classified on the Master Street Plan as a minor arterial which would require right of way dedication to 45-feet from centerline. Staff stated the proposed commercial street should be constructed within a 60-foot right of way and 36-feet width from back of curb to back of curb with sidewalks on both sides and access ramps at intersections. Staff stated the proposed median lengths may be altered from the approved plans to provide sufficient left turn stack depending on estimated traffic generations from the adjacent development.

Landscaping comments were addressed. Staff stated with the site development it would be necessary to comply with the landscape and buffer ordinances. Staff stated screening was required adjacent to less restrictive uses such as the residential to the north and the west. Staff stated developments of two (2) or more acres would require a landscape plan stamped with the seal of a landscape architect.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing most of the technical issues associated with the request. The applicant has provided the proposed signage plan, the days and hours of operation, the location of any proposed dumpsters, the hours of dumpster service and the height and materials of the proposed fencing

The request is a rezoning of the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the development of the site as a mixed use development. The applicant is proposing a five (5) lot subdivision. Lots 1 - 3 will be developed utilizing the C-3, General Commercial District uses as allowable uses. Lot 4 is indicated as elderly housing and Lot 5 with mini-warehouse.

Lot 1 is proposed containing 2.51-acres. Lot 1 is proposed for development with a 16,000 square foot retail building utilizing C-3, General Commercial District uses. Lot 2 is proposed containing 6.09-acres developed with a 43,600 square foot building. The lot is proposed utilizing C-3, General Commercial District uses and/or a grocery store. Lot 3 is proposed containing 2.73-acres. The lot is proposed with a 30,000 square foot four (4) bay retail strip center utilizing C-3, General Commercial District uses. Lot 4 is proposed containing 4.31-acres developed with a 46,000 square foot assistance living facility. Lot 5 is proposed containing 7.56-acres. The development plan for Lot 5 consists of 35 buildings, 100-feet by 20-feet, of mini-warehouse.

The development is proposed with 1,400 linear feet of new public street. The street is proposed with a back of curb to back of curb width of 51-feet. The street is proposed as a divided median street. The street is proposed with a two (2) foot curb, a five (5) foot bike lane, an eleven (11) foot driving surface, a 15-foot median, a eleven (11) foot driving lane, a five (5) foot bike lane, a two (2) foot curb.

The applicant indicates each of the lots will have individual signs. The signs are proposed as monument signs with a maximum height of six (6) feet and a maximum sign area of 36 square feet. Building signage is proposed consistent with signage allowed in commercial zones or a maximum of ten (10) percent of the front façade area. Corner lots will be allowed signage on each façade with public street frontage.

The hours of operation for the retail portion of the development are from 6 am to 10 pm seven (7) days per week. The grocery building hours will vary from 6 am to 10 pm, depending on the building tenant. The retail/restaurant portion of the development is proposed from 8 am to 10 pm also depending on the tenant. The mini-warehouse portion of the development will have 24-hour key pad access. The office hours are typical office hours, 8 am to 6 pm Monday through Friday. The applicant indicates an on-site manager residences is included in the request.

The plan notes each lot will have a dumpster. The dumpster hours of service are limited to 7 am to 6 pm Monday through Friday. Each of the dumpsters will be screened to meet the typical ordinance requirements.

The plan indicates all site lighting will be low level and directional, directed downward and into the site. The height of the parking lot poles will be limited to lessen the potential impact to adjacent properties. The maximum building height proposed is 35-feet.

The applicant indicates the grocery building will begin construction in the summer of 2018. The mini-storage is also proposed for construction in the summer of 2018. The retail/restaurant proposed on Lot 1 is proposed for construction in the fall of 2018. The retail building located on Lot 3 is proposed for construction in the summer of 2019 and the assisted living is proposed for construction in the summer of 2019. The mini-warehouse portion of the development is proposed in a single phase.

The applicant indicates screening will be provided along the northern and southern perimeter via dense evergreen plantings and/or solid board fences or walls. The applicant states a 50-foot undisturbed buffer will be provided along Pleasant Hill Road to provide the proper screening for the mini-warehouse development. The mini-warehouse portion of the development is proposed with chain link fencing a maximum of eight (8) feet in height.

Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning from R-2, Single-family Residential to PCD, Planned Commercial Development to allow the development of a commercial node at the intersection of the future collector street and Vimy Ridge Road. The commercial is proposed to serve the newly developing townhouse community to the north as well as residents in the area. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development of the site as proposed by the applicant is appropriate.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION:

(OCTOBER 12, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.