

FILE NO.: Z-8851-A

NAME: Pleasant Ridge West Lot 3C Revised Short-form PD-C

LOCATION: Located at 11701 Pleasant Ridge Road

DEVELOPER:

Pleasant Ridge LLC
11601 Pleasant Ridge Road, Suite 300
Little Rock, AR 72212

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 4.4 acres

NUMBER OF LOTS: 1 lot

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.15

CURRENT ZONING: PD-C

ALLOWED USES: 4-story hotel with 130 guest rooms

PROPOSED ZONING: Revised PD-C

PROPOSED USE: 6-story hotel with 137 guest rooms

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,753 adopted by the Little Rock Board of Directors on July 16, 2013, rezoned this site from O-3, General Office District to PD-C, Planned Development Commercial to allow the construction of a 4-story hotel with 130 guest rooms and parking to meet code. The brand had not been determined but the anticipation was a "high end" hotel with all the amenities. As approved the site plan included a covered "drop-off" canopy, outdoor pool with an optional indoor pool, sports court and two (2) outdoor patio areas. The hotel was to have a full service restaurant and a bar.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to revise the previously approved Planned Development Commercial, PD-C, to allow the construction of a 6-story hotel containing 137-rooms and parking. The brand has not been determined but the applicant anticipates a "high end" hotel brand. The site plan indicates the placement of a covered canopy for drop-off, outdoor pool with an optional indoor pool, sports court and two (2) outdoor patio areas. The hotel will contain a full service restaurant and bar.

The building is proposed to be six (6) stories with a maximum building height of 80-feet. The building is proposed to contain 137 guest suites. The plan indicates the placement of 150 parking spaces. The site lighting is to be low level, directed downward and into the site. The maximum pole height proposed for the parking lot lighting is 30-feet. The hours of dumpster service are from 7:00 am to 6:00 pm, Monday through Friday.

B. EXISTING CONDITIONS:

There are multi-family and condo developments located to the north, west and south of this site. East of the site is an office building which was recently approved for a veterinary clinic/surgery center. Southeast of the site are two single-family residences. Southwest of the site is a commercial center containing restaurant, retail and office uses. Also located in the general area is the Pleasant Ridge Towne Center, a City of Little Rock Fire Station, a single-family subdivision (Pleasant Forest) and three (3) places of worship.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Walton Heights Property Owners Association, the Pleasant Forest Property Owners Association, the Pleasant Valley Property Owners Association and the Piedmont Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. 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.
2. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).

3. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
4. 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.
5. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
6. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 South Broadway, Travis Herbner, therbner@littlerock.org or 501.379.1805 for more information.
7. Provide a letter prepared by a registered engineer certifying the sight distance at the intersections comply with 2004 AASHTO Green Book standards.
8. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
9. 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.
10. 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 Traffic Engineering 501.379.1813 Greg Simmons (gsimmons@littlerock.org) for more information.
11. Show all proposed driveway locations and radiuses.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Capacity contribution fee review required. Contact Little Rock Wastewater if additional information is required.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the south side of the property which could be utilized to provide service. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance regarding future service requirements to the development and future facilities locations 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. Contact Central Arkansas Water regarding the size and location of water meter.
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.

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.
 - c. 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. 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.

Rock Region Metro: Location is served by METRO on Express Route 25 at Cantrell Road and Pleasant Ridge Road. The area is an important location for future transit plans. Create a pedestrian connection to the front entrance of the hotel. Provide connection to existing pedestrian infrastructure to maintain employee and guest access to the transit route.

F. ISSUES/TECHNICAL/DESIGN:

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.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Building will be limited by height requirements of building construction type as per 2012 Arkansas Fire Protection Code.

Planning Division: This request is located in the River Mountain Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from PCD (Planned Commercial District) to a PDC (Planned District Commercial) to allow for a new hotel building with six (6) floors on the site rather than four (4) floors as previously approved.

Master Street Plan: The north and the west side of the property is Pleasant Ridge Road and it is shown as a Collector Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local

Streets to Arterials. This street 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. 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 south are zoned R-2, Single-family and PRD. 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. The plantings, existing and purposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.
3. 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.
4. 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.
5. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces
6. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. The City Beautiful Commission recommends preserving as many existing trees as feasible on sites. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was present. Staff presented an overview of the item stating there were a number of outstanding technical issues associated with the request. Staff requested additional information concerning the proposed development including the location of any fencing, common usable open space and the proposed development schedule.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff also stated the Stormwater Detention Ordinance would apply to the property. Staff requested the location of the stormwater detention facilities be shown on the site plan. Staff stated streetlights were required to be installed prior to the issuance of a certificate of occupancy. Staff requested the applicant provide a letter verifying the sight distance of the driveway met with the minimum standards of AASHTO Green Book Standards.

Landscaping comments were addressed. Staff stated a land use buffer was required adjacent to site with a dissimilar use such as residential. Staff stated the properties to the south were zoned R-2, Single-family and PRD which would require buffering and screening. Staff stated easements could not count in fulfilling the buffer requirement. Staff stated an automatic irrigation system was required to water landscaped areas. Staff stated site of two (2) or more acres would require a landscape plan stamped with the seal of a registered landscape architect. Staff stated the City Beautiful Commission recommended preserving as many trees as feasible on site and credit could be given when preserving trees of six (6) inch caliper or larger.

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.

H. ANALYSIS:

The applicant provided a revised cover letter to staff addressing a number of the issues raised at the February 3, 2016, Subdivision Committee meeting. The applicant has indicated the location of any fencing, common usable open space and the proposed development schedule.

The rezoning request is to allow the development of a 6-story hotel containing 137 guest rooms on this 4.39 acres parcel. The maximum height proposed for the hotel is 80-feet. The applicant has stated there will be a full service restaurant and bar associated with the proposed hotel use. The site plan includes a covered "drop-off" canopy, outdoor pool with an optional indoor pool, sports court and two (2) outdoor patio areas.

The plan indicates the placement of a monument sign within the landscaped area along Pleasant Ridge Road. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of 64 square feet. Building signage is proposed on the north façade, fronting on Pleasant Ridge Road and on the east façade, which is located without public street frontage. The applicant has indicated the sign area will not exceed ten (10) percent of the façade on which the sign is placed.

The plan indicates the placement of 150 parking spaces to serve 137 guest rooms. The zoning ordinance typically requires the placement of one (1) parking space per guest room plus an additional ten (10) percent of the total of all parking spaces required for the development to be used for employees, non-guest users patronizing meeting rooms, restaurants and other facilities. The development would require 137 parking spaces to serve the guest rooms plus an additional 13 parking spaces to serve the non-guest rooms for a total of 150 parking spaces.

The applicant has located the proposed dumpster facilities on the site plan near the southern portion of the development. The applicant has indicated the dumpster will be screened per ordinance requirements. The hours of dumpster service have been limited to 7 am to 6 pm daily.

A note on the site plan indicates the maximum pole height for the parking lot lighting is 30-feet. The plan also notes all site lighting will be low level and directional, directed downward and into the site and shielded to limit over-spilling of light onto adjacent property.

There are retaining walls proposed within the development. A note on the site plan indicates the maximum height of the retaining walls will not exceed 15-feet in height. This is in compliance with the City's Land Alteration Ordinance. A screening fence will be placed along the perimeters where abutting residentially zoned or used property.

Along the southern boundary of the development the plan includes a 20-foot land use buffer, 70 percent of which is to remain undisturbed. The plan indicates an overhead power line along the southern boundary. The survey does not indicate this area as an easement. Per Section 36-521(f) the right of way of any utility easement shall not be used in computing the depth or area of land use buffer in developments abutting property used or zoned for R-1, R-2, R-3, R-4, PRD and PDR. The property to the south is zoned PRD.

Staff is supportive of the request. The Board of Directors approved the rezoning to allow the hotel on this site via a PD-C zoning. The current request increases the building height by two (2) floors and increases the number of guest rooms by seven (7). The parking has been increased to meet the minimum ordinance requirements for a hotel. There are no other changes proposed for the development. The previous approval allowed a bar and/or restaurant to serve

the hotel. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the requested revision to the PD-C is appropriate.

I. 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.

PLANNING COMMISSION ACTION:

(FEBRUARY 25, 2016)

The applicant was present. There were 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.

Mr. Phil Kaplan addressed the Commission on the merits of the request. He stated the question before the Commission was not if there should be a hotel located on the site but the two (2) additional floors and the seven (7) additional rooms. He stated the hotel was approved by the Board of Directors in 2013 which allowed for the placement of a four (4) story hotel. He stated the engineer had prepared a line of sight which indicated the adjacent residential home would not be looking into the hotel but would continue to look over the hotel. He requested to yield the remainder of his time to address questions or concerns by the opposition.

Mr. Brandon Mazaner addressed the Commission in opposition of the request. He stated he was opposed to the requested rezoning. He stated Mr. Schickel was always requesting approval only to come back once the approval was received to ask for more. He stated the residents had been down to many times with Mr. Schickel and his proposed developments. He stated all Mr. Schickel wanted was a shopping center, next he wanted a back entrance and next he wanted a hotel. He stated the area wanted the commercial to stop. He stated he wanted to live in Little Rock but did not want to live next to commercial. He stated the commercial need to stop. He requested the Commission deny the request.

Mr. Crag Williams addressed the Commission in opposition. He stated he was on the Board of the Pleasant Forest POA. He stated the location was wrong for a hotel. He stated the building was out of character for the area. He stated the only six (6) story building was located adjacent to the Interstate. He stated two (2) additional floors did not sound like a great deal until you determined it was a 50 percent increase in the allowed building height. He stated this was a significant change to the previously approved site plan. He stated the residents of the apartments and the Logue property would have a diminished line of sight once the hotel was constructed. He stated the

finished floor elevation had not been determined and there was no binding elevation for the new construction. He stated without details there were no assurances the building would be as proposed. He requested the Commission deny the request.

Mr. Scott Schallhorn addressed the Commission in opposition of the request. He stated he was representing the Logue sisters who owned the property to the southeast of this site and Martha currently lived in the home. He stated in the summer of 2013 the Board approved a rezoning for the hotel to allow the four (4) stories and 130 rooms. He stated the current request was to increase the number of rooms and increase the height of 25 percent. He stated it sounded like you were not changing anything until you really thought about the request. He stated the additional floors would impact the adjacent property and the seven (7) additional rooms would increase traffic. He stated the site plan had also changed. He stated this plan was a whole new building and the paved areas had been increased. He stated there would be a negative impact to the adjacent home. He stated even though the home was looking over the building the line of sight was not always directly ahead. He stated one did look down on occasion. He stated the mass and scale of the building would be of an impact to the adjacent homes. He stated the additional height would be an intrusion into the neighborhood. He stated lighting would impact the adjacent homes. He stated the sign proposed for the building would be allowed on the eastern façade at 300 square feet. He stated this was the size of an interstate informational sign. He stated no one had committed to the finished floor elevation of the hotel. He questioned the amount of fill that would be brought to the site to raise the grade of the finished floor. He stated there had not been any concessions offered to mitigate the potential impacts. He requested the Commission condition the approval of the request if they were going to approve the application as currently filed. He requested the Commission limit the size of the sign allowed on the eastern façade. He suggested the allowance of three (3) percent of the façade area for a wall sign on the eastern facade. He also requested the Commission set a limit on the lighting of the sign and suggested the lighting of the sign be turned off at 9:00 pm. He requested the Commission limit the lighting to a maximum of 0.5 foot candles and to limit the height of the finished floor elevation to 450. He stated the Commission should not approve the request which would have a needless impact on the neighborhood.

Ms. Ruth Bell, League of Women Voters, addressed the Commission in opposition of the request. She stated the 80 foot tall building would cause visual pollution to the neighborhood. She stated the height was inappropriate this close to residences. She requested the Commission not approve the request due to the inappropriateness of the development adjacent to residential homes.

Mr. Kaplan addressed the Commission stating Mr. Schickel had been before the Commission on a number of occasions to develop a project which had been a very successful project. He stated the requests did include a traffic signal, the opening of the rear entrance which had full support of the church and Easter Seals. He stated the back entrance was successful and created a safer environment for the children in the area. He stated the site was an undeveloped site which typically did have wildlife as most undeveloped sites. He stated the most impacted parties with the request were the

apartments to the south and west which were not in attendance and had not contacted staff with any opposition. He stated the development would not create visual pollution in an area that was a post office, a shopping center and office uses. He stated Walton Heights had opposed the shopping center but were currently enjoying the added convenience to their area. He stated the hotel was an added convenience to this area of the City which was not currently served by a hotel. He stated City staff had reviewed the request and did not feel the conditions Mr. Schallhorn had presented were valid and had not requested limits on the lighting or the signage. He stated the request had full staff support and requested the Commission approve the request.

There as a general discussion by the Commission concerning the request, the height of the building and the finished floor elevation of the proposed hotel. Mr. Joe White, White-Daters and Associates the project engineer, stated there would not be fill brought to the site. He stated the floor would start at 460 to 470. He stated the distance between the hotels floors had not been determined due to different bands had different mechanical needs between the floors.

Mr. Kaplan stated the developer had met with a number of groups and they felt the additional height and the additional rooms were needed to allow the site to be marketed.

A motion was made to approve the request as presented by staff including all staff recommendations and comments. There was no further discussion. The item was approved as recommended by staff by a vote of 6 ayes, 5 noes and 0 absent.