

**SITE PLAN COMMITTEE
JANUARY 24, 2012**

Mr. Venis assuaged the concerns of the Committee about setting precedence by assuring members that Council would judge each request on its own merits. He recognized that this was a unique property with the building being set back quite a distance from University Drive and he approved of the proposed paint colors. Since Chair Crowley had it clarified that the Ficus tree served as adequate screening for the eastern neighbor, Mr. Venis had no issue with the proposed modification.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to the following changes and adjustments: 1) that the striping on the parking lot would be updated including handicapped parking spaces to be striped and all code compliance signage would be installed; 2) on the landscaping, to install all landscaping and bring it into the new landscape code pursuant to the memorandum from landscape inspector Joseph Jimenez dated January 24, 2012; 3) to remove the Carrotwood tree; 4) that the applicant agreed that if the Ficus tree at the rear of the property was ever to be removed, taken out, or falls down, the applicant would add a new buffer on the rear property line; 5) to add curbing on the landscape islands in the parking lot; 6) that the paint colors would match the color chips submitted which were SW 6371, SW 6358, and SW 6362; and 7) that the building parapet height be lowered so that at no point would it be over 18 feet.

Mr. Abramson advised that the Carrotwood tree was not on the applicant's property. Vice-Chair Khavanin and Mr. Breslau agreed to amend the motion by deleting the recommendation to remove the Carrotwood tree.

Another discussion ensued regarding the height of the parapet at the front of the building in order to allow for signage. Mr. DiPietro offered a compromise for the front of the building to be 22-feet high and showed the Committee on the plans what he thought would work to satisfy their concerns.

Vice-Chair Khavanin agreed and Mr. Breslau amended the last item of the motion to be: 7) that the parapet height shall remain as shown on the plans for the front 24' ½" of the building (western elevation), and the remainder of the building should have a maximum parapet height of 18 feet. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – no; Mr. Venis - yes. **(Motion carried 4-1)**

4. OLD BUSINESS

Ms. Lee reminded staff that a while ago, she had requested that they investigate why the businesses on the west side of University Drive from Stirling Road to Griffin Road have not provided and maintained the "continuous hedge with meandering, undulating berms, shrubs and trees" as required by code.

Mr. Jimenez advised that the Landscaping Division had already warned the businesses about their violations and that the matter would probably go to the Special Magistrate.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:42 p.m.

Date Approved: _____

Chair/Committee Member