



Memo

To: MAPC Members
From: Otis T. Spriggs, Planning Dept.
Date: February 7, 2008
Re.: **Request for Final Site Plan Approval of Previous Approved Conditional Use**
Kelly Copeland Apartments: SP07-242.

Dear MAPC:

Attached are final plans submitted for Copeland Apartments per your request. Engineering, Fire Marshall's Office and the Planning Department has reviewed the site plan and are recommending approval subject to final permit approval by all departments.

The Planning Commission's motion to approve (6/12/07) contained the following stipulations.

1. That the sidewalk will remain in the plan.
2. That the Engineering comments be followed. (See attached final Engineering Letter).
3. MAPC will review the final plan
4. That the existing tree line remain and that additional trees be planted along the western boundary.

Staffs Conditions were:

1. That the final development plan be submitted and approved by the Planning Director indicating proper location and screening of the dumpster to satisfy 14.36.03 (d).
2. That a final landscape plan be submitted and approved by the Planning Director.
3. That the lighting plan shall be implemented and maintained at restricted levels to prevent adverse effect on abutting residential.
4. That the total number of units allowed be limited to a maximum of **76**.
5. That side walks be provided along Richardson and Rook Roads along the subject property frontage. *(Note per condition 1 above by MAPC the applicant has provided an interior bus access as well as interior sidewalks)*
6. That upon issuance of the Zoning Permit Approval, all other building permit and other permits be applied for and obtained by the applicant.
7. That any future commercial uses on the subject site be submitted to the MAPC for consideration and approval.

The applicant has presented the engineered site plan in phases and has presented the phasing format to staff. Although the phase lines may have shifted in a minor fashion, Staff feels that the plan meets the spirit and intent of the Conditional Use approval granted in June, 2007.

If you have any questions, please do not hesitate to contact me.

Thank you.