



PLANNED DEVELOPMENT PRELIMINARY PLAN

► **FILE #:** 10-A-22-PD

AGENDA ITEM #: 21

AGENDA DATE: 10/6/2022

► **APPLICANT:** DOUG KIRCHHOFFER

OWNER(S): Doug Kirchhofer RR Land, LLC

TAX ID NUMBER: 95 H B 002

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 501 WILLOW AVE

► **LOCATION:** East of S. Hall of Fame Dr.

► **APPX. SIZE OF TRACT:** 13.28 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: In its final stage, the project will have frontage along E. Jackson Avenue, Florida Street, and a private drive roughly where Patton Street is currently located. E. Jackson Avenue and Florida Street are both classified as a local road. E. Jackson currently has a 23-ft pavement width inside a 47-ft wide right-of-way. Florida currently has a 28-ft right-of-way inside a 32-ft right-of-way north of Willow Avenue, and a 35-ft pavement width inside a 43-ft wide right-of-way south of Willow Avenue.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **ZONING:** I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Wholesale, Commercial

► **PROPOSED USE:** Minor modifications to the Planned Development that was approved in 2021.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and commercial - I-MU (Industrial Mixed Use) District

South: Multifamily and public/quasi-public land - RN-6 (Multi-Family Residential Neighborhood) and C-G-2 (General Commercial) Districts

East: Wholesale, commercial, and public/quasi-public land - I-MU (Industrial-Mixed Use) District

West: S. Hall of Fame Drive and James White Parkway rights-of-way

NEIGHBORHOOD CONTEXT: The parcels comprising the project area are located east of the Old City across the James White Parkway and S. Hall of Fame Drive viaducts and next to First Creek to the south. This is an under-utilized area surrounded by

STAFF RECOMMENDATION:

- **Approve the requested minor modifications to the approved final plan for the multi-use stadium/mixed-use planned development because they are in substantial compliance with the approved final plan (11-A-21-PD), subject to 9 conditions.**

None of the previously approved conditions are being amended or modified by this request. Some are included below, but the list is not all-inclusive. The previously approved conditions still apply.

1. Any additional modifications to the final plan must be approved in accordance with Article 16.7.F (Modifications to Approved Final Plans).
2. The development shall be compliant with the City of Knoxville Zoning Ordinance unless an exception has been approved through the planned development process outlined in Article 16.7.
3. Implementation of all street and intersection improvement recommendations required to be installed by City Engineering and/or the Tennessee Department of Transportation (TDOT) as outlined in the approved Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc., as last revised on September 23, 2021, and/or subsequently revised and approved by the City of Knoxville Engineering Department, TDOT, and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the City of Knoxville Engineering Department and TDOT during the permitting phase. If the improvements will be implemented in phases, this shall be outlined and agreed upon by City Engineering and TDOT.
4. Obtaining all applicable permits from TDOT for any work within the TDOT right-of-way.
5. Meeting all applicable requirements of the City of Knoxville Engineering Department.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System.
7. Installation of all sidewalks, walkways and the public plaza as identified on the site plan. A bond shall be provided to the City of Knoxville Engineering Department by the developer in an amount sufficient to guarantee the installation of the sidewalks unless otherwise agreed upon in the development agreement with the City.
8. Ensuring that all accessory structures, including those for which an exception has been provided, are located such that they do not interfere with the required visibility triangle at intersections and driveways. The final plat should include any line-of-sight easements across lots as may be required by the City of Knoxville Engineering Department. A Concept Plan will be required if 6 or more lots are proposed.
9. All Project Documents are incorporated herein by reference and made a part of this Staff Report as if they were fully set out verbatim. To the extent there is a conflict or ambiguity between the terms of any of the Project Documents, and notwithstanding anything to the contrary in the foregoing documents, the order of priority listed below will be used for purposes of resolving the conflict or ambiguity:

The Approved Final Plan;

The Approved Preliminary Plan, Planning File No. 9-A-21-PD, attached as Exhibit A;

The City of Knoxville Zoning Code.

COMMENTS:

This is a request to modify the final plan of the multi-use stadium, mixed-use development that was approved as a Planned Development in November 2021 (Planned Development Cases 9-A-21-PD and 11-A-21-PD).

Modifications to approved final plans are guided by Article 16.7.F of the City's Zoning Ordinance. There are several criteria in the ordinance that would be considered minor modifications (Article 16.7.F.1), but included within these are an increase or decrease in building coverage up to 10%, and a change in the location of walkways, vehicle circulation ways, and parking areas over ten and up to 20 feet. Minor modifications require approval by the Planning Commission.

Any modifications that exceed the amounts listed in this section of the ordinance would be considered major, and beyond these, there are additional modifications listed that would be considered major as well (Article 16.7.F.2). Examples of major modifications include an extension of the time of the approved plan, changes to the conditions that were approved for the plan, and reductions or alterations in the public benefits or amenities that are offered. Major modifications must also be approved by the Planning Commission, but they require additional approval from the Knoxville City Council.

The applicant has provided a list of the proposed changes, and Planning has determined that all of these can be considered minor modifications.

List of proposed changes:

1. Phase 1.

- a. Lot D, previously designated as a future phase (per Exhibit C.0, Planned Development Final Plan, Phase Diagram), will be combined with the Stadium Phase 1 lot. The revised design proposes a surface parking lot and dumpster/ recycling containers designated for use by the stadium, retail businesses, and condos.
- b. The project is seeking review and approval of the modification to add Lot D to Phase 1 of the project, amending the Exhibit C.0 Planned Development Final Plan Phase Diagram included in the approved Planned Development Final Plan.
2. Pertaining to Article 10.3: Proposed relocation of an accessory structure (refuse dumpster/recycling enclosure).
 - a. The dumpster/recycling container enclosure is proposed to be relocated from the outfield, field-level maintenance and service area to lot D to better service both the stadium and Building A.
 - b. The project is seeking review and approval of the modification to relocate the above accessory structure amending the Planned Development Final Plan per Approved Exceptions from District Regulations and Conformance to the Preliminary Plan Accessory Uses and Structures (pg 37-5).
3. Potential future City-owned public restroom facility.
 - a. Boyd Sports engaged an outside consultant to assess the design and programming of the proposed City Plaza, and the final report recommended access to additional public restrooms to better accommodate events.
 - b. The project is seeking review and approval of the modification to allow for a potential city-owned restroom facility adjacent to Building A if there is a need in the future, amending the Planned Development Final Plan approved site plan exhibits.
4. Stadium Building Coverage.
 - a. The stadium program was consolidated and reevaluated for layout efficiency, reducing the overall building footprint to save costs on the project. This reduction in square footage, in combination with merging lot D and the stadium lot, resulted in a reduction in building coverage.
 - b. The project is seeking review and approval of the modification to reduce the stadium building coverage from the previously approved (20% 26%) to (14% 20%) per article 16.7.F.1.

BACKGROUND

PROJECT DESCRIPTION

In 2021, the Planning Commission, the City of Knoxville, and the Knox County Commission approved plans for a multi-use stadium, mixed-use development under the Planned Development section of the Zoning Ordinance (Section 16.7).

The development will consist of a public multi-purpose sports stadium and privately developed mixed-use buildings. The Stadium will serve as the home of a local minor league baseball team, a local professional soccer team, and will also serve as a downtown destination site for hosting concerts and other outdoor entertainment events. The mixed-use buildings are anticipated to house apartment units, condominiums, retail space, and office space. Additional retail space facing Jackson Avenue is anticipated. The development will also provide new public plazas and new pedestrian-oriented streetscapes along the surrounding rights of way. The project is expected to be constructed in two or more phases.

APPROVED EXCEPTIONS FROM DISTRICT REGULATIONS AND CONFORMANCE TO THE PRELIMINARY PLAN

The list of the exceptions to the underlying dimensional, design, and use standards recommended by the Planning Commission and approved by the City Council in 2021 is provided below. No changes were proposed to the exceptions unless noted as such.

1. Allowed Land Uses. No changes are requested.
2. Dimensional Standards (Article 6.3). No changes are requested.
3. Design Standards (Article 6.4). No changes are requested.
4. Exterior Lighting (Article 10.2). No changes are requested.
5. Accessory Uses and Structures (Article 10.3). A modification has been proposed. See the list provided at the beginning of the Comments section of this document for more information.
6. Required Off-Street Parking (Article 11.4). No changes are requested.
7. Access and Driveway Design (Article 11.7). See the list for more information on the proposed new access point for the new surface parking lot and dumpster/recycling center.
8. Building Coverage (Article 16.7.F.1). A modification has been proposed. See the list provided at the beginning of the Comments section of this document for more information on the change in building coverage for the stadium lot.

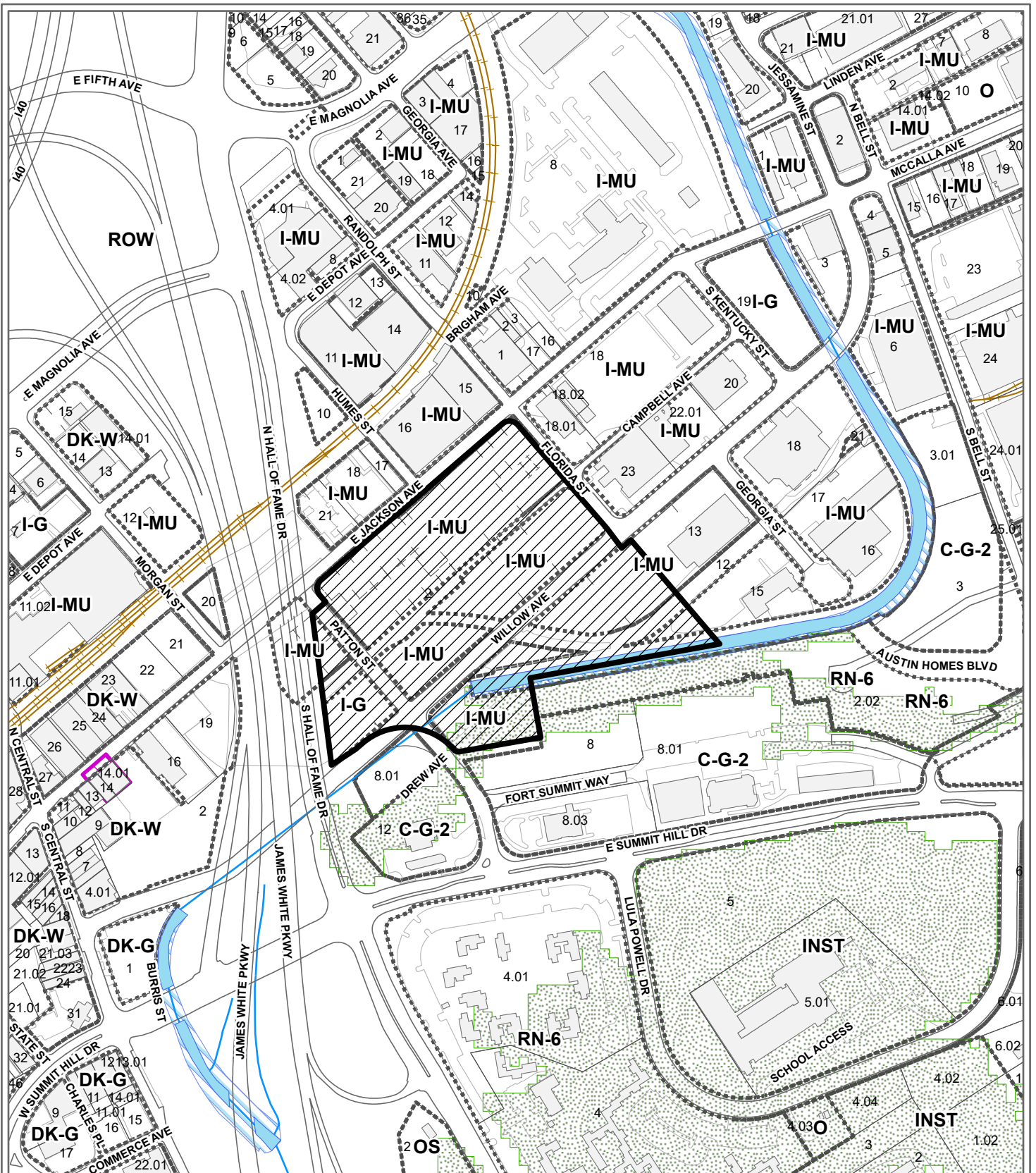
The proposal is in general conformance with the final plan of the planned development and with the other dimensional and design standards of the I-MU (Industrial-Mixed Use) district. No nonconformities were identified by staff as part of this review.

The Planning Commission's approval or denial of the proposed modifications to the final plan is final unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-A-22-PD
PLANNED DEVELOPMENT**



Minor modifications to the Planned Development that was approved in 2021, in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay)

Original Print Date: 9/7/2022

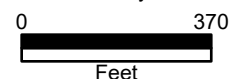
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

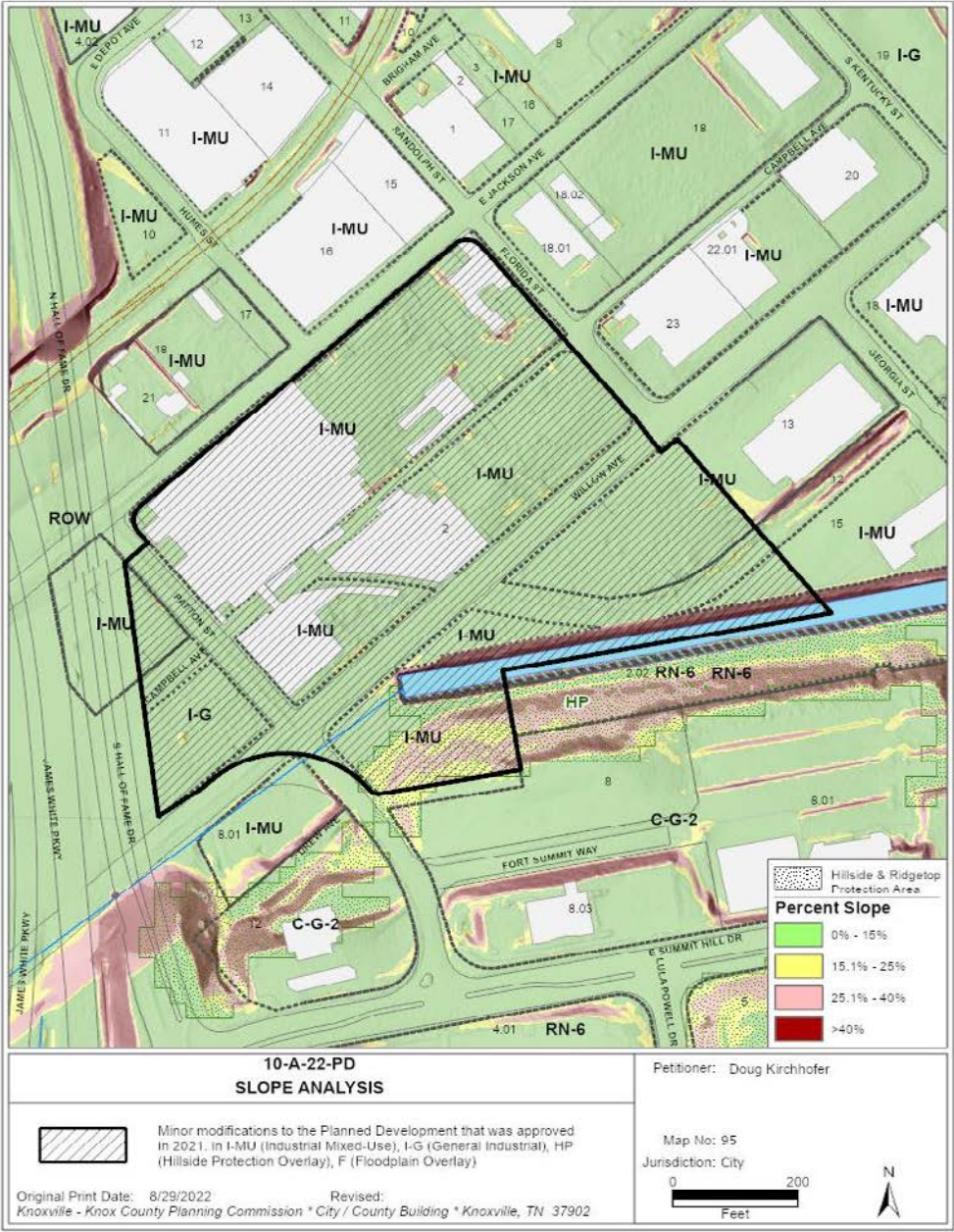
Petitioner: Doug Kirchhofer

Map No: 95

Jurisdiction: City



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	13.27		
Non-Hillside	12.50	N/A	
0-15% Slope	0.14	100%	0.14
15-25% Slope	0.26	50%	0.13
25-40% Slope	0.26	20%	0.05
Greater than 40% Slope	0.11	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	0.77	Recommended disturbance budget within HP Area (acres)	0.3
		Percent of HP Area	0.4



GEM Associated Architects

A Joint Venture for a new Knoxville Multi-Purpose Development
BarberMcMurry Architects and Design Innovation Architects

BarberMcMurry Architects
505 Market Street, Suite 300
Knoxville, Tennessee 37902
865-934-1915

Design Innovation Architects
402 S. Gay Street
Knoxville, Tennessee 37902
865-637-8540

Knoxville Multi-Use Stadium
Project No. 201100
Modifications to Planned Development
22 August 2022

The following memorandum lists requested modifications to the Multi-Use Stadium, Mixed- Use Planned Development Final Plan approved November 11, 2021. The Planned Development is generally bounded to the North by E. Jackson, to the East by Florida Street, on the West by Hall of Fame Drive, and to the South by First Creek and includes the parcels listed below:

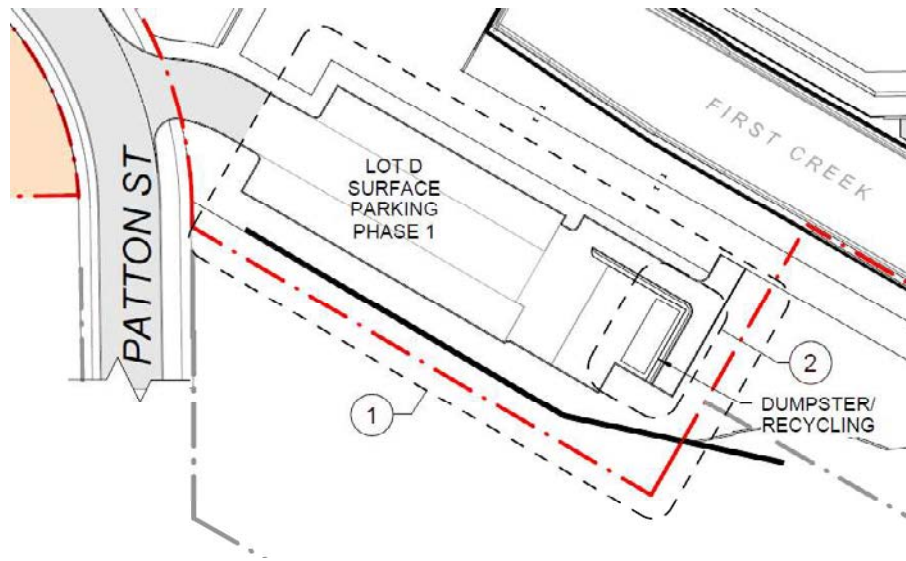
Parcel ID:	Owner:
095HB002	RR Land LLC
095HB00801	RR Land LLC
095AM021	Twofold Purchase GP
095AM018	Twofold Purchase GP
095AM017	Bottoms Group One LLC
095AM016	Bottoms Group One LLC
095AM015	RR Land LLC
095AK01801	RR Land LLC

REQUESTED MODIFICATIONS

1. Phase 1

Lot D, previously designated as a future phase per Exhibit C.0 *Planned Development- Final Plan-Phase Diagram*, will be combined with the Stadium Phase 1 lot. The revised design proposes a surface parking lot and dumpster/ recycling containers designated for stadium, retail, and condo use.

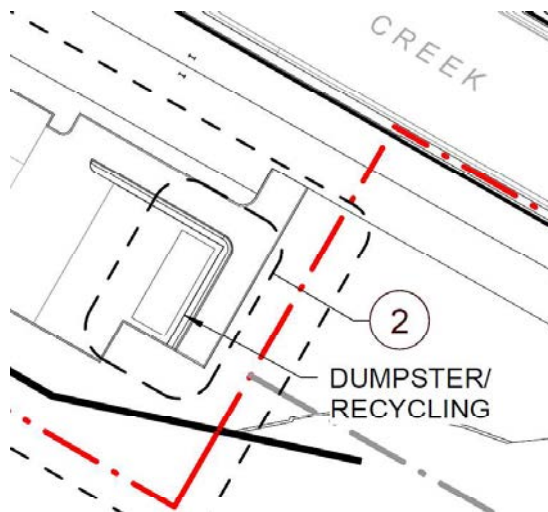
The project is seeking review and approval of the modification to add Lot D to Phase 1 of the project amending Exhibit C.0- *Planned Development Final Plan Phase Diagram* included in the approved Planned Development Final Plan.



2. Article 10.3 Relocated Accessory structure- Refuse Dumpster/ Recycling Enclosure

The dumpster/ recycling container enclosure will be relocated from the outfield field level maintenance and service area to lot D to better service both the stadium and Building A.

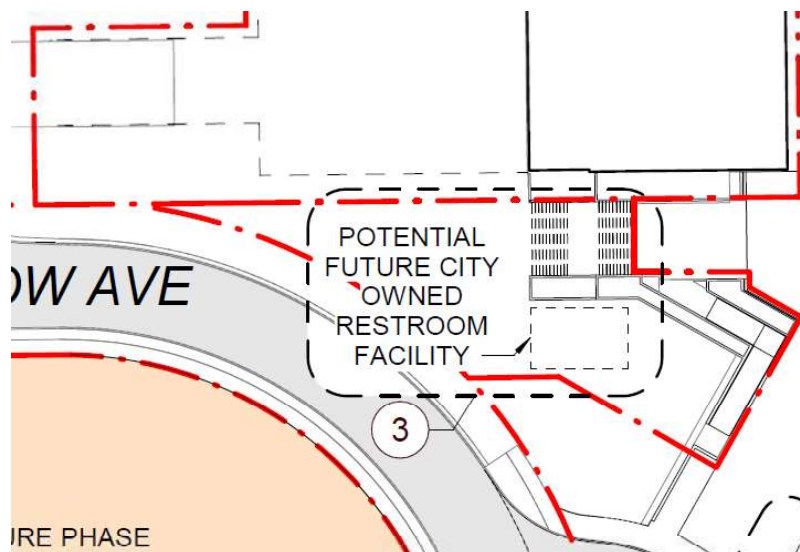
The project is seeking review and approval of the modification to relocate the above accessory structure amending the Planned Development Final Plan per *"Approved Exceptions from District Regulations and Conformance to the Preliminary Plan"* 5.B. Accessory Uses and Structures (pg 37-5)



3. Potential future City owned public restroom facility

Boyd Sports engaged an outside consultant to assess the design and programming of the proposed City Plaza, the final report recommended access to additional public restrooms to better accommodate events.

The project is seeking review and approval of the modification to allow for a potential city owned restroom facility adjacent to Building A if there is a need in the future, amending the Planned Development Final Plan approved site plan exhibits.



4. Stadium Building Coverage

The stadium program was consolidated and reevaluated for layout efficiency reducing the overall building footprint to save costs to the project. This reduction in square footage in combination with merging lot D and the stadium lot resulted in a reduction of building coverage.

The project is seeking review and approval of the modification to reduce the stadium building coverage from the previously approved (20%-26%) to (14%-20%) per article 16.7.F.1.

4

BUILDING DATA			
BUILDING	BUILDING HEIGHT (FINAL PLAN)	BUILDING COVERAGE % (FINAL PLAN)	BUILDING COVERAGE % MODIFIED
STADIUM	36'-0" - 52'-0"	20% - 26%	14%-20%
BUILDING A	90'-0" - 132'-0"	60%- 100%	-
BUILDING B/C	74'-0" - 89'-0"	75%- 100%	-

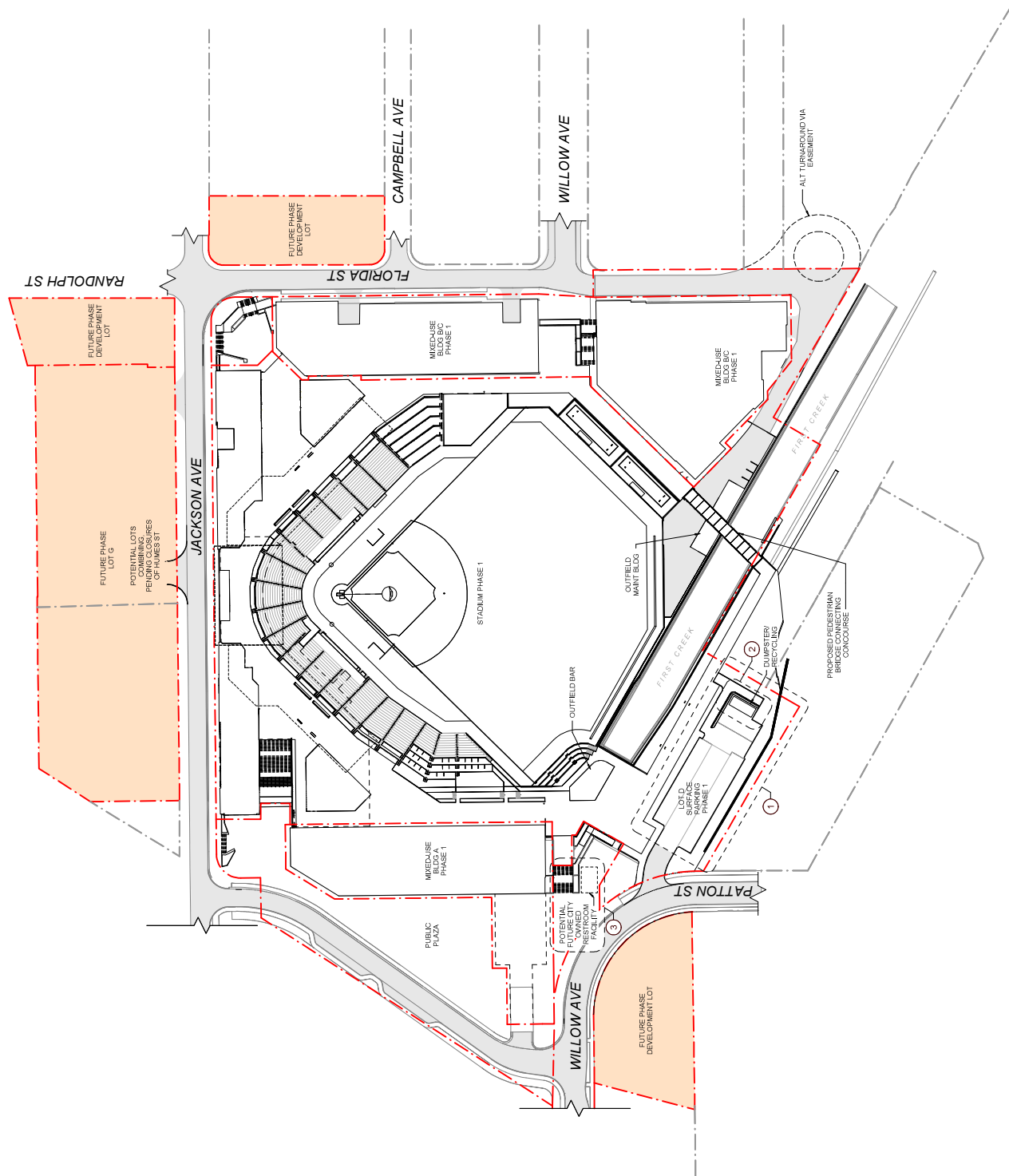
Respectfully Submitted,

GEM ASSOCIATED ARCHITECTS

A handwritten signature in black ink, appearing to read 'Faris Eid', written in a cursive style.

Faris Eid, AIA, LEED AP

"H:\PROJECTS\19\19129 Boyd Mixed Use at BB Park\201100M GEM Dev MP\Files\107\201100M 107 2022-08-19 Modifications to Planned Development\201100 2022-08-19 Modifications to Planned Development.docx"

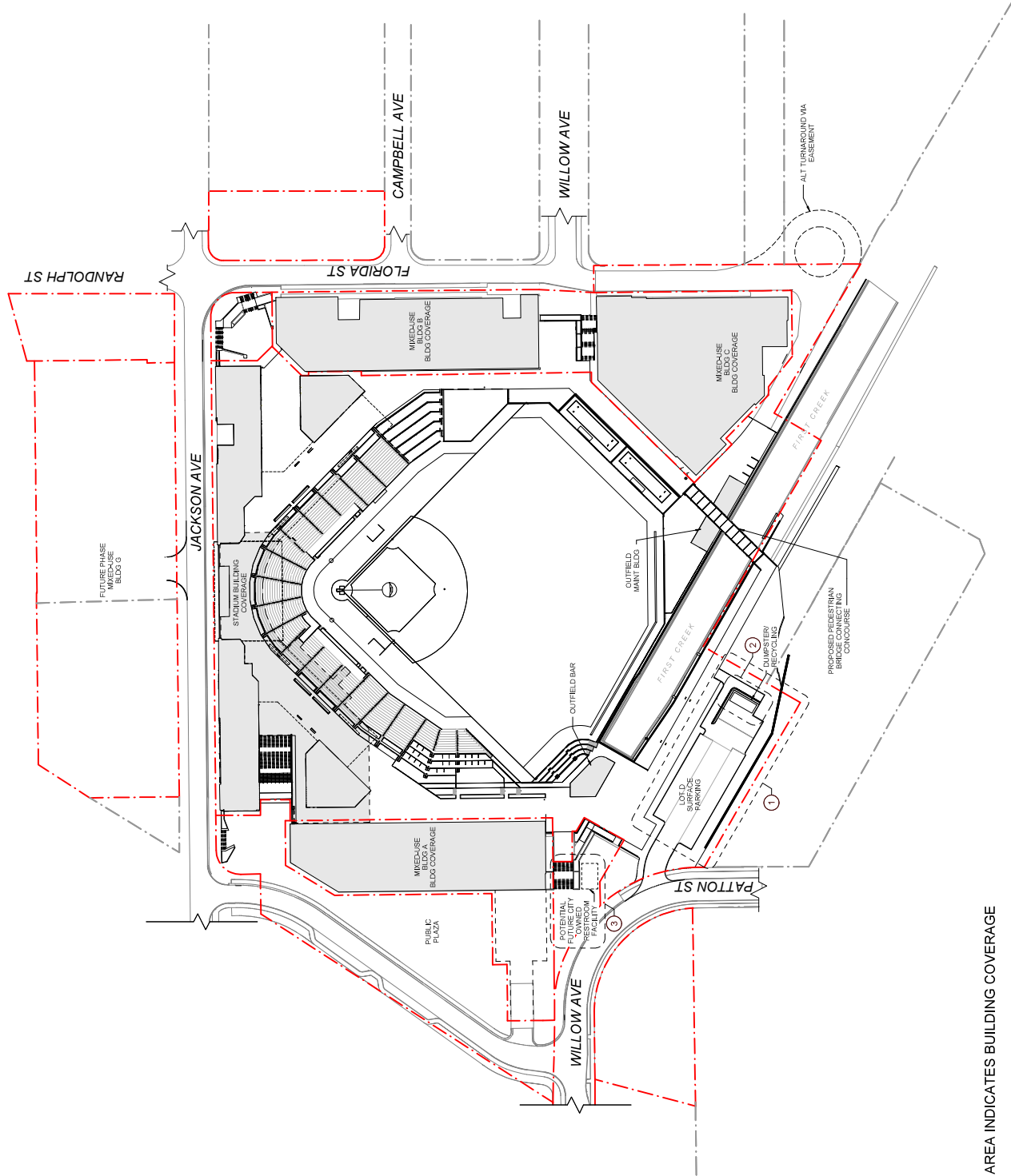


RULES OF MEASUREMENT		
SECTION	NAME	DEFINITION
4.4	BUILDING COVER AGE	THE PORTION OF THE LOT DETERMINED BY BUILDING FOOTPRINT, EXCLUSIVE OF EAVES AND OTHER OVERHANGS, THAT IS OR MAY BE COVERED BY BUILDINGS AND ACCESSORY STRUCTURES.

10.3 ACCESSORY STRUCTURES AND USES	
SECTION	NOTE
10-3.1	FLAGPOLES-A RANGE OF 0-11 FLAG POLES REQUESTED WITHIN THE STADIUM AND PUBLIC PLAZA. LOCATIONS YET TO BE DETERMINED.
10-3.2	REUSE DUMPSTER AND RECYCLING CONTAINERS.

BUILDING DATA			
BUILDING	BUILDING HEIGHT (FINAL PLAN)	BUILDING COVERAGE % (FINAL PLAN)	BUILDING % MODIFIED
STADIUM	365'-0" - 82'-0"	20% - 26%	14%-20%
BUILDING A	305'-0" - 132'-0"	80% - 100%	-
BUILDING BC	74'-0" - 89'-0"	75% - 100%	-

[illegible]



SHADED AREA INDICATES BUILDING COVERAGE



D.8 PRIVATE DEVELOPMENT
GEM Development Masterplanning

SECTION	NAME	DESCRIPTION
1	BUILDING	THE PORTION OF THE LOT COVERED BY THE BUILDING FOOTPRINT IS SHOWN IN GRAY. BUILDING FOOTPRINTS ARE SHOWN IN GRAY. BUILDING FOOTPRINTS ARE SHOWN IN GRAY. BUILDING FOOTPRINTS ARE SHOWN IN GRAY.

SECTION	NAME	DESCRIPTION
2	ACCESSORY STRUCTURES AND USES	ACCESSORY STRUCTURES AND USES ARE SHOWN IN GRAY. ACCESSORY STRUCTURES AND USES ARE SHOWN IN GRAY. ACCESSORY STRUCTURES AND USES ARE SHOWN IN GRAY.

SECTION	NAME	DESCRIPTION
3	BUILDING DATA	BUILDING DATA IS SHOWN IN GRAY. BUILDING DATA IS SHOWN IN GRAY. BUILDING DATA IS SHOWN IN GRAY.

SECTION	NAME	DESCRIPTION
4	GENERAL NOTES	GENERAL NOTES ARE SHOWN IN GRAY. GENERAL NOTES ARE SHOWN IN GRAY. GENERAL NOTES ARE SHOWN IN GRAY.



Development Request

DEVELOPMENT

- ☐ Development Plan
☒ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Doug Kirchhofer

Applicant Name

8/23/2022

Date Filed

10/6/2022

Planning Commission
Meeting (if applicable)

()

Legislative Meeting (if applicable)

10-A-22-PD

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Faris Eid GEMAA

Name / Company

402 S Gay St Ste 201 Knoxville TN 37902

Address

865-243-8441 / feid@dia-arch.com

Phone / Email

CURRENT PROPERTY INFO

Doug Kirchhofer RR Land, LLC

Owner Name (if different)

PO BOX 51887 Knoxville TN 37950

Owner Address

Owner Phone / Email

501 WILLOW AVE

Property Address

95 H B 002

Parcel ID

Part of Parcel (Y/N)?

13.28 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of S. Hall of Fame Dr.

General Location

☒ City

Council District 6

**I-MU (Industrial Mixed-Use), I-G (General Industrial), HP
(Hillside Protection Overlay), F (Floodplain Overlay)**

**Agriculture/Forestry/Vacant Land, Right
of Way/Open Space, Wholesale,
Commercial**

☐ Count

District

Zoning District

Existing Land Use

Central City

Planning Sector

MU-SD, MU-CC3 (Mixed Use Special District, Magnolia A

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☒ Non-residential

Home Occupation (specify) _____

Other (specify) **Minor modifications to the Planned Development that was approved in 2021.**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

Total Number of Lots Created _____

Additional Information _____

- ☐
- Attachments / Additional Requirements

ZONING REQUEST

- ☐
- Zoning Change

Proposed Zoning _____

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐
- Plan Amendment Change

Proposed Plan Designation(s) _____

Additional Information _____

STAFF USE ONLY**PLAT TYPE**

- ☐
- Staff Review
- ☐
- Planning Commission

ATTACHMENTS

- ☐
- Property Owners / Option Holders
- ☐
- Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$750.00

Total

Fee 2

Fee 3

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Faris Eid GEMAA, 402 S Gay St Ste 201 Knoxville TN 37902****8/23/2022**

Application Authorized By

Affiliation

Date

865-243-8441 / feid@dia-arch.com

Phone / Email

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- ☐ Development Plan
☒ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Doug Kirchhofer

RR Land LLC

Applicant Name

Affiliation

08/22/2022

10/06/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

10-A-22-PD

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Faris Eid

GEMAA

Name

Company

402 S. Gay Street, Ste 201

Knoxville

TN

37902

Address

City

State

ZIP

(865) 243-8441

feid@dia-arch.com

Phone

Email

CURRENT PROPERTY INFO

Multiple Owners (see attached)

Multiple addresses (see attached)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

501 Willow Ave

095HB002

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

Faris Eid (on behalf of Doug Kirchhofer)

08/22/2022

Applicant Signature

Please Print

Date

(865) 243-8441

feid@dia-arch.com

Phone Number

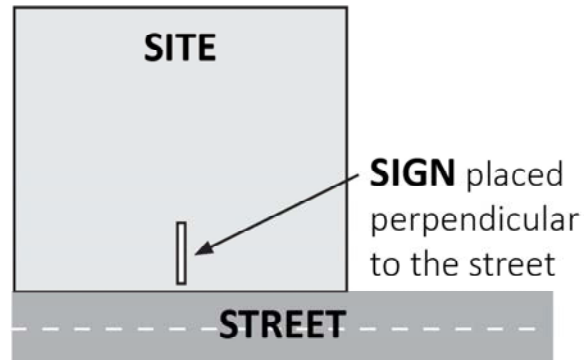
Email

Property Owner Signature

Please Print

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 9/24/2022 _____ and _____ 10/7/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Doug Kirchhofer

Date: 8/23/22

File Number: 10-A-22-PD



Sign posted by Staff



Sign posted by Applicant