



# SPECIAL USE REPORT

▶ **FILE #:** 3-A-24-SU

**AGENDA ITEM #:** 26

**AGENDA DATE:** 3/7/2024

▶ **APPLICANT:** **BUFFALO CONSTRUCTION CO**

OWNER(S): W. T. Phillips, Jr. Buffalo Construction Co

TAX ID NUMBER: 121 O A 010 (PART OF)

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6395 S NORTSHORE DR

▶ **LOCATION:** **West side of S Northshore Dr, north of Lyons Bend Rd**

▶ **APPX. SIZE OF TRACT:** **2.29 acres**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Beechcreek Way, a private driveway with an 18-ft pavement width. Access is also via S Northshore Drive, a major arterial street with a 28-ft pavement width within a 100 to 120-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** **RN-2(C) (Single-Family Residential Neighborhood), F (Floodplain Overlay)**

▶ **EXISTING LAND USE:** **Multi-family Residential**

▶ **PROPOSED USE:** **Multi-dwelling development**

HISTORY OF ZONING: A rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential) up to 5 du/ac approved in 1986 (1-G-86-RZ).

SURROUNDING LAND USE AND ZONING: North: Multi-family residential, agriculture/forestry/vacant land - RN-2(C) (Single-Family Residential Neighborhood), F (Floodplain Overlay)

South: Multi-family residential - RN-5 (C) (General Residential Neighborhood)

East: Public parks - OS (Parks and Open Space), F (Floodplain Overlay)

West: Multi-family residential - RN-5(C) (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This is a residential area comprised of single-family and townhouse subdivisions. Fourth Creek Runs from the northern side of the subject property to the Tennessee River to the east. Lakeshore Park is across S Northshore Drive to the east.

## STAFF RECOMMENDATION:

▶ **Approve the request for a multi-dwelling development, subject to 5 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. All grading for this development shall be maintained on the site. There shall be no grading or fill within the Floodway or Stream Protection area.
4. Consulting with the Tennessee Department of Environment and Conservation, Division of Water Resources Manager at the Knoxville Field Office about the proposed development, and implementing their recommendations on any additional watershed stewardship measures.
5. Preserving existing vegetation within the 25-ft periphery boundary to maintain a vegetative buffer between the development and the Westlands community to the west and Westchase community to the south. If vegetation does not exist in certain areas or cannot be preserved, a Class B buffer yard landscaping plan shall be applied to the maximum extent practicable and submitted to Planning for review prior to permitting.

With the conditions noted above, this request meets the requirements of the former RP-1 zoning district (current RN-2(C)/F zoning ) and the criteria for approval of a Special Use for modifications to previously approved planned districts per Article 1.4.G.

**COMMENTS:**

In 2000, a Use on Review approval was granted by the Planning Commission for a development of up to 29 attached residential condominiums on parcel 121OA010, which at that time was a 6.98-acre lot with RP-1 zoning up to 5 du/ac. The approval was subject to 11 conditions, which read as follows:

1. Meeting all applicable requirements of the Knox County Health Department;
2. Obtaining the driveway connection permits from the Tennessee Department of Transportation;
3. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and Army Corp of Engineers;
4. Providing street names which are consistent with the requirements of the Knoxville Uniform Street Naming and Numbering Ordinance;
5. Providing the landscaped screen shown on the plan along the entire common boundary shared with the West Chase Condominiums and the landscaping as shown along the boundary of this project with Craigland;
6. All grading for this development to be maintained on this site. No grading or fill within the Floodway without obtaining the required permits;
7. No structures being built within 25 ft of the F-1 Floodway Zone boundary;
8. Meeting all applicable requirements of the Knoxville Department of Engineering;
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance;
10. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project;
11. A revised site plan reflecting the conditions of approval must be submitted to MPC (Knoxville-Knox County Planning) prior to issuance of any building permits.

In 2002, the development plan was changed from 29 attached condominiums to 16 single-family dwellings. This change was approved administratively by Planning and permitted by the City. The permitted plan (Exhibit B) shows 6 single-family dwellings, which were never developed, located on the portion of the parcel that is the subject of this Special Use request.

The site plan for the current Special Use request has a similar layout to what was approved in 2002, except it reduces the number of dwellings from 6 to 5 units.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2 THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

- A. The proposed development is being reviewed in accordance with its previously approved RP-1 (Planned Residential) district per the Transition Rules in Article 1.4.G of the City Zoning Ordinance. The zoning district and Conditions 3, 4, and 5 are consistent with the General Plan's development policy 6.1 to encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors.
- B. The One Year Plan's land use classification for this property is LDR (Low Density Residential), SP (Stream Protection) and W (Water). The housing development is compatible with the provisions of the LDR classification, and it is confined to the area of the lot that is outside the SP and W classifications, where development is discouraged or prohibited.
- C. The West City Sector Plan has the same land use classifications for the property as the One Year Plan. The Hydrology section of the sector plan specifically calls out Fourth Creek as the waterway most subject to flooding in the sector, which runs from the north to the southwest end of the subject property. This property accesses S Northshore Drive, a major arterial street, which is in the FEMA 500 year floodplain and bordered by 100 year floodplains on both sides. Conditions 3 & 4 regarding grading, fill and water quality management are responsive to this issue with Fourth Creek described in the sector plan.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The previously approved RP-1 (Planned Residential) zoning district is the operative zoning for the property. It is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

B. The proposed single-family development on a shared lot meets the applicable RP-1 district area regulation of a 25-ft periphery boundary. The clustering of the development away from the Stream Protection area is also consistent with the intent of the RP-1 zone to consider and respond to environmental design issues on a property.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed dwelling layout is virtually identical to what was developed on the rest of the parcel to the north and the Westminster Green neighborhood north of that, both of which were completed around 2007.

B. The size of the proposed dwellings is compatible with surrounding residences. The adjacent residences to the south and west sit lower than the subject property, making the proposed development a prominent sight in the general area. Condition 5 regarding vegetation in the periphery boundary is intended to preserve the natural character of the surrounding area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The section of Fourth Creek that runs along the northern side of the subject parcel is classified by the EPA as a 303(d) impaired waterway due to pollution. Conditions 3 & 4 regarding water quality, in combination with City Stormwater Engineering's review during permitting will help ensure the development does not further detract from the waterway environment.

B. The addition of 5 single-family dwellings to this area should not have a significant impact on traffic or a noxious impact on surrounding properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed housing already has a private driveway developed, and it does not connect to or impact other residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. Fourth Creek and the surrounding floodplain will receive additional consideration during permitting through Conditions 3 & 4 to ensure that the location does not pose a threat to the proposed dwelling units.

B. City Engineering does not have concerns about safe access from the development to S Northshore Drive, and safety measures will be reviewed, implemented and inspected through the permitting process.

ESTIMATED TRAFFIC IMPACT: 64 (average daily vehicle trips)

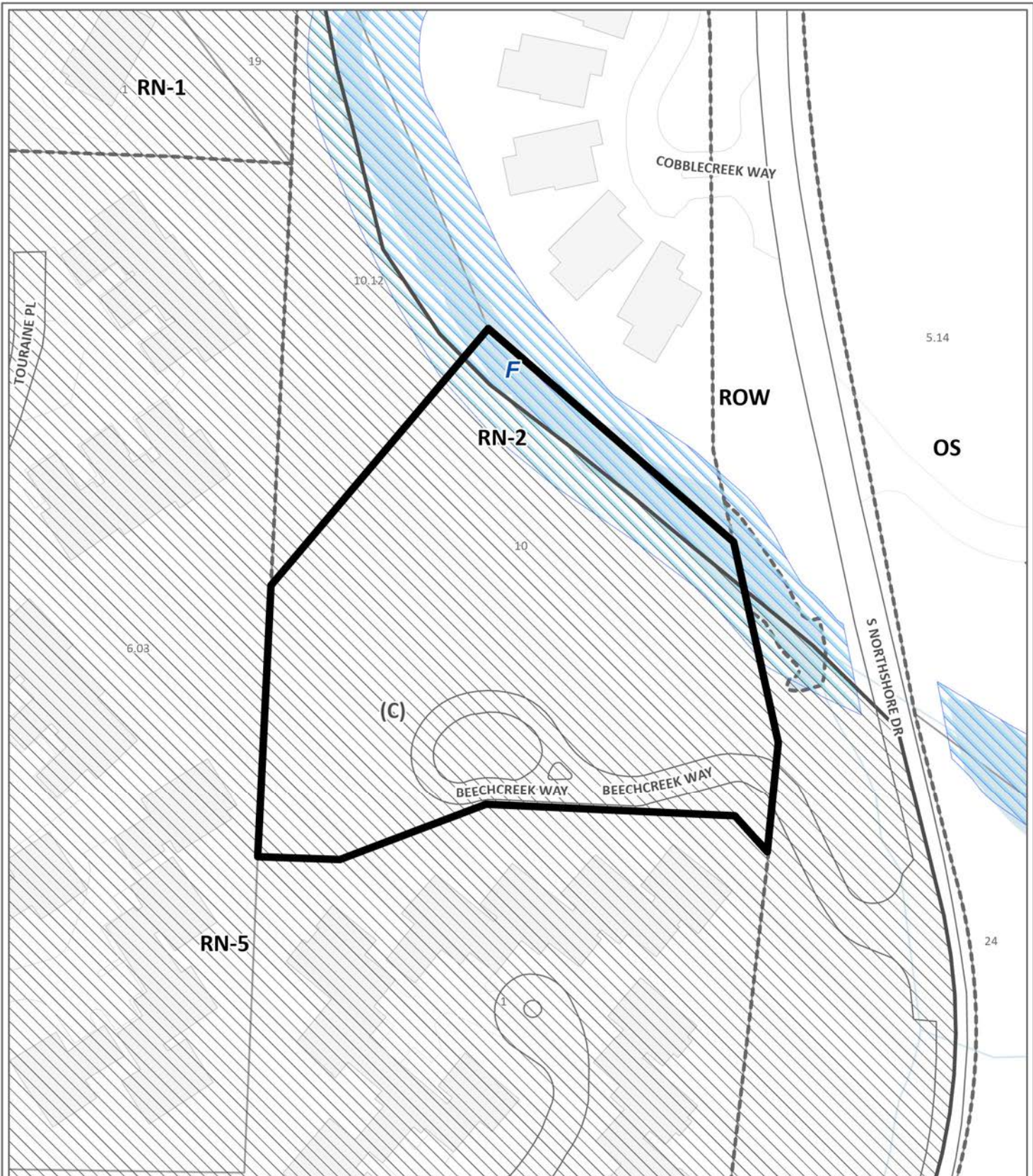
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request 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.



**SPECIAL USE**

**3-A-24-SU**

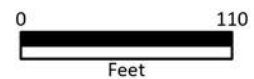
**Petitioner:** Buffalo Construction Co



Multi-dwelling development in RN-2(C) (Single-Family Residential Neighborhood), F (Floodplain Overlay)

**Map No:** 121  
**Jurisdiction:** City

**Original Print Date:** 2/7/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

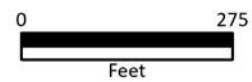


CONTEXTUAL MAPS 1

3-A-24-SU

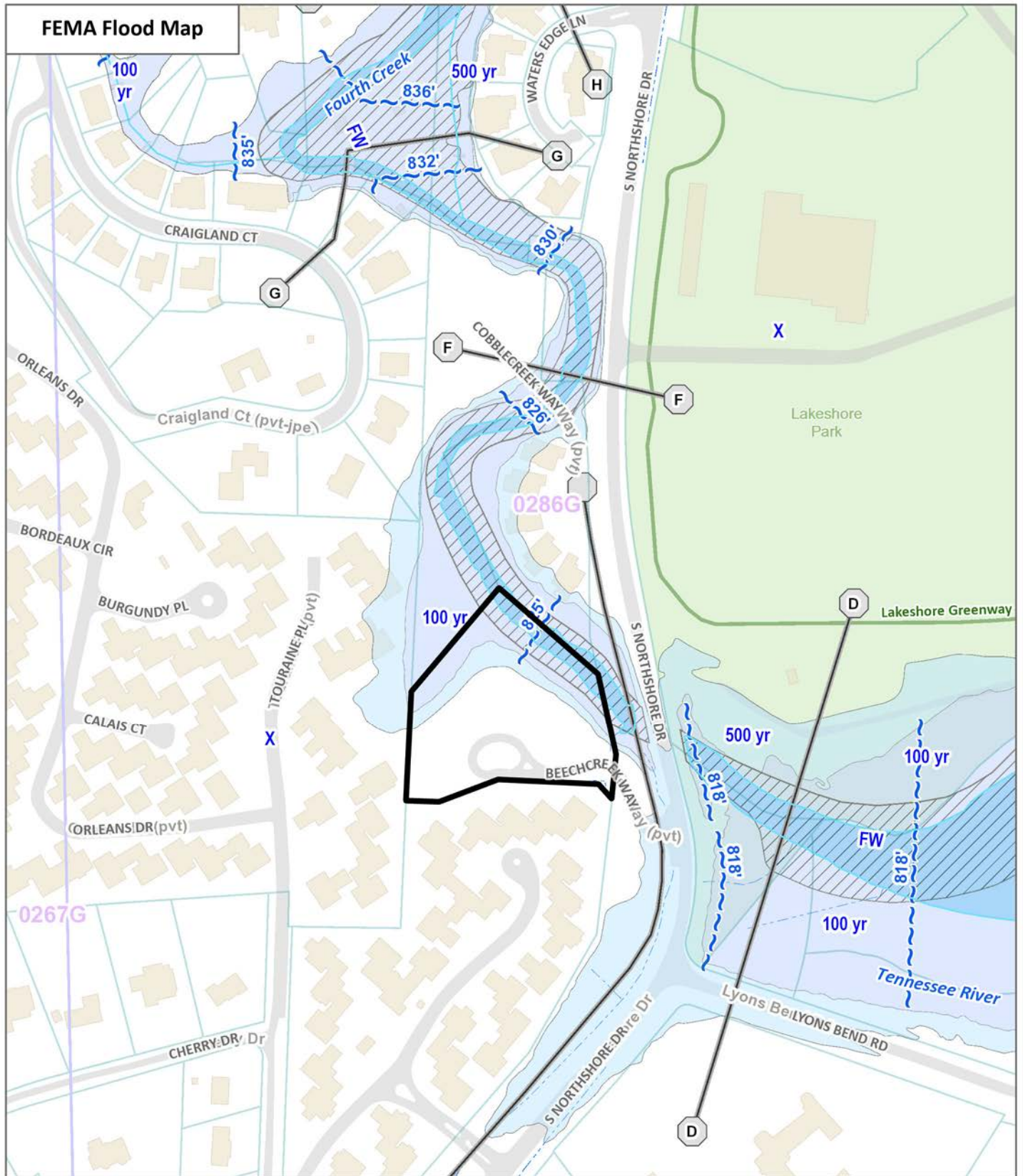


Case boundary



# Exhibit B. Supplemental Map

## FEMA Flood Map

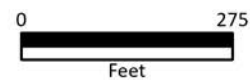


### CONTEXTUAL MAPS

3-A-24-SU



Case boundary




**NOTES**

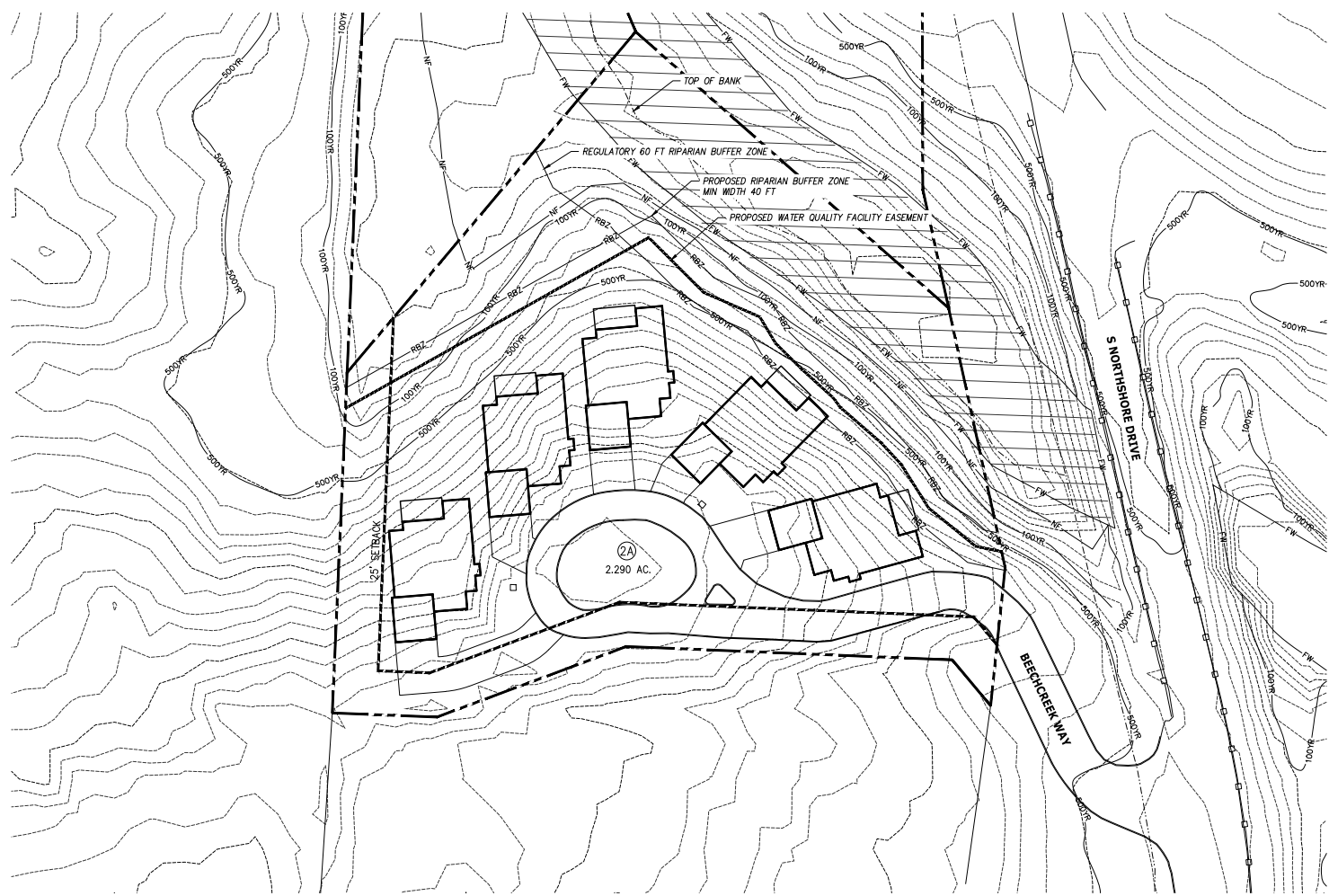
IMPERVIOUS AREA: 0.67 ACRES (MAX ALLOWED 0.92 AC)  
BUILDING COVERAGE: 14,815 SF (MAX ALLOWED 30,056 SF)




3-A-24-SU  
2/20/2024

REVISIONS	DATE
	
CLIENT:	<b>BUFFALO CONSTRUCTION CO</b> 10025 INVESTMENT DRIVE, SUITE 120 KNOXVILLE, TN 379232
PROJECT:	<b>WESTMINSTER ON THE CREEK</b> 6395 S NORTHSHORE DRIVE KNOXVILLE, TN 37919
<b>SITE LAYOUT PLAN</b>	
<b>PRELIMINARY FOR REVIEW ONLY</b>	CGI PROJECT NO. 01783-0000
	DRAWING DATE JANUARY 17, 2024
	PROJECT MANAGER: A. KOHNTOPP
	DRAWN BY: A. KOHNTOPP
<b>C101</b>	
01/17/24	





**NOTES:**  
 REGULATORY RIPARIAN BUFFER ZONE 20,219 SF  
 PROPOSED BUFFER WITH AVERAGING 20,452 SF  
 PROPOSED WATER QUALITY FACILITY EASEMENT 4,723 SF  
 (BETWEEN EASEMENT BOUNDARY AND BUFFER ZONE, MIN DISTANCE 10 FT)  
 IMPERVIOUS AREAS PROHIBITED FROM EASEMENT AREA

REVISIONS	DATE
	
CLIENT:	<b>BUFFALO CONSTRUCTION CO</b> 1005 INVESTMENT DRIVE, SUITE 120 KNOXVILLE, TN 37923
PROJECT:	<b>WESTMINSTER ON THE CREEK</b> 6395 S NORTHSHORE DRIVE KNOXVILLE, TN 37919
<b>SITE GRADING AND DRAINAGE PLAN</b>	

**PRELIMINARY FOR REVIEW ONLY**

CGI PROJECT NO. 01783-0000  
 DRAWING DATE: JANUARY 17, 2024  
 PROJECT MANAGER: A. KOHNTOPP  
 DRAWN BY: A. KOHNTOPP

**C201**

01/17/24



This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.



A NEW RESIDENCE  
**WESTMINSTER PHASE II**  
 GARAGE LEFT  
 KNOXVILLE, TENNESSEE

  
**PETER BLOCK**  
 ARCHITECTS  
 4300 Peachtree Road  
 Suite 4100  
 Atlanta 30309  
 404.333.8400



REVISIONS	
5	xxx

Exterior Elevations

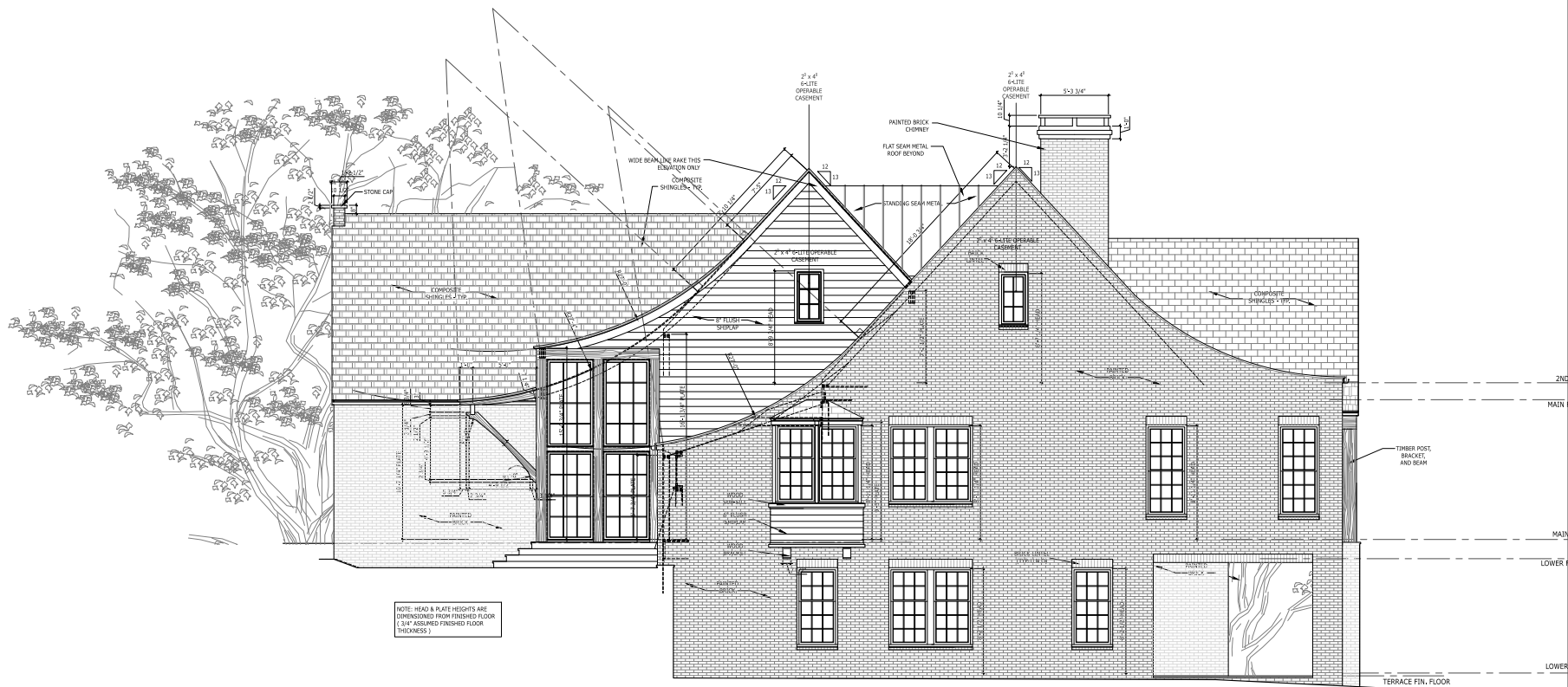
Drawn by: Job #  
 KMP  
 Checked by: Date:  
 8.4.17

**A3.1**



**1** Front Elevation  
 Scale: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION



NOTE: HEAD & RISE HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR (1/4\"/>

1 Right Side Elevation  
Scale: 1/4" = 1'-0"

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A NEW RESIDENCE  
WESTMINSTER PHASE II  
GARAGE LEFT  
KNOXVILLE, TENNESSEE



PETER BLOCK  
ARCHITECTS  
4300 Peachtree Road  
Suite 4100  
Atlanta 30309  
404.333.1411



REVISIONS	
5	xxx

Exterior Elevations

Drawn by: Job #  
KMP  
Checked by: Date:  
8.4.17

A3.2

RELEASED FOR CONSTRUCTION

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The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.



1 Rear Elevation  
Scale: 1/4" = 1'-0"

NOTE: HEAD & PLATE HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR (3/4" ASSUMED FINISHED FLOOR THICKNESS)

A NEW RESIDENCE  
WESTMINSTER PHASE II  
GARAGE LEFT  
KNOXVILLE, TENNESSEE

PETER BLOCK  
ARCHITECTS

4300 Peachtree Road  
Suite 4100  
Atlanta 30309

404.331.1443



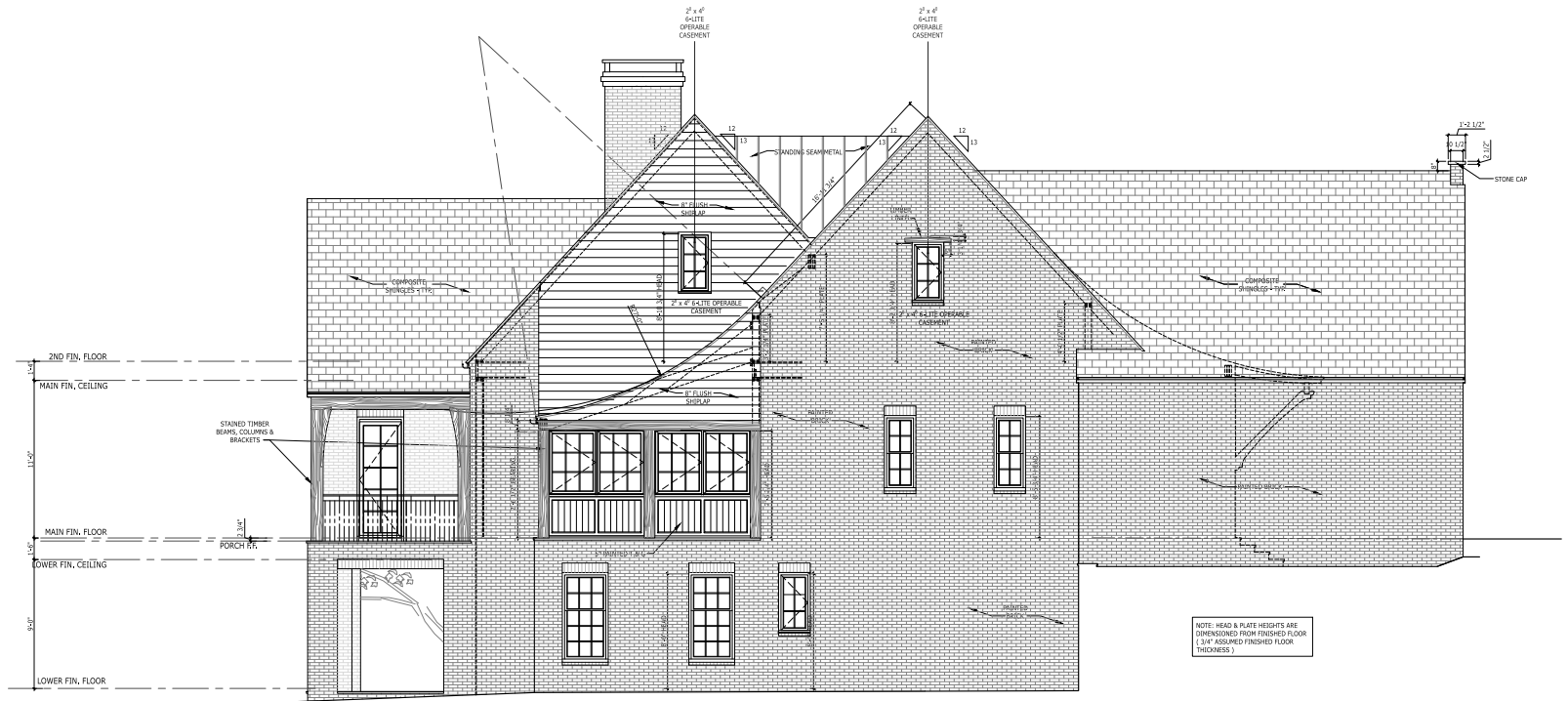
REVISIONS	
5	xxx

Exterior Elevations

Drawn by: Job #  
KMP  
Checked by: Date:  
8.4.17

A3.3

RELEASED FOR CONSTRUCTION



1 Right Side Elevation  
 Scale: 1/4" = 1'-0"

This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.  
 The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

A NEW RESIDENCE  
**WESTMINSTER PHASE II**  
**GARAGE LEFT**  
 KNOXVILLE, TENNESSEE



**PETER BLOCK ARCHITECTS**  
 4300 Peachtree Road  
 Suite 1100  
 Atlanta 30309  
 404.333.8400



REVISIONS	

Exterior Elevations

Drawn by:	Job #
KMP	
Checked by:	Date:
	8.4.17

A3.4

RELEASED FOR CONSTRUCTION







# 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

### Buffalo Construction Co

Applicant Name Affiliation

**1/19/2024**

**3/7/2024**

**3-A-24-SU**

Date Filed

Meeting Date (if applicable)

File Number(s)

### CORRESPONDENCE

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

### Adam Kohntopp Cannon & Cannon, Inc

Name / Company

### 10025 Investment Dr Ste 120 Knoxville TN 37932

Address

### 865-343-0019 / akohntopp@cannon-cannon.com

Phone / Email

### CURRENT PROPERTY INFO

**W. T. Phillips, Jr. Buffalo Construction Co 10142 Parkside Dr Ste 300 Knoxville TN 37922 865-599-0022 / tphillips@philli**

Owner Name (if different)

Owner Address

Owner Phone / Email

### 6395 S NORTSHORE DR

Property Address

### 121 O A 010 (part of)

**2.29 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

### Knoxville Utilities Board

### Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

### West side of S Northshore Dr, north of Lyons Bend Rd

General Location

City **Council District 2** **RN-2(C) (Single-Family Residential Neighborhood), F (Floodplain Overlay)** **Multifamily Residential**

County District Zoning District Existing Land Use

**West City** **LDR (Low Density Residential), SP (Stream Protection)** **N/A (Within City Limits)**

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Multi-dwelling development</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
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	Total
<b>\$500.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Buffalo Construction Co</b>	<b>1/19/2024</b>
	Please Print	Date

Phone / Email		
Property Owner Signature	<b>W. T. Phillips, Jr. Buffalo Construction Co</b>	<b>1/19/2024</b>
	Please Print	Date





# 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

Buffalo Construction Co

Owner

Applicant Name

Affiliation

03/19/2024

March 7, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

3-A-24-SU

## 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

Adam Kohntopp

Cannon & Cannon, Inc.

Name

Company

10025 Investment Dr, Suite 120

Knoxville

TN

37932

Address

City

State

ZIP

865-343-0019

akohntopp@cannon-cannon.com

Phone

Email

## CURRENT PROPERTY INFO

Buffalo Construction Co.

10142 Parkside Dr, Suite 300 Knoxville, TN 865-599-0022

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6395 S Northshore Dr

1210A010 (part of)

Property Address

Parcel ID

KUB

KUB

N

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

May 1, 2023

## DEVELOPMENT REQUEST

Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) **Multi-dwelling development (formerly approved planned district)**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels   
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ 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) \_\_\_\_\_  
 Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number

## 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
0402	\$500.00	
Fee 2		\$500.00
Fee 3		

## AUTHORIZATION

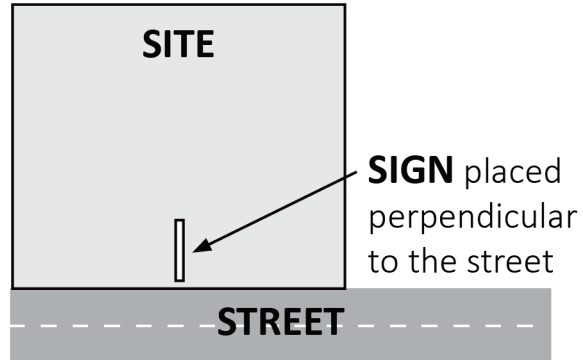
I declare under penalty of perjury the foregoing is true and correct:  
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Buffalo Construction Co  
 Applicant Signature Please Print 1-18-2024  
Date

865-599-0022 tphillips@phillipsih.com  
 Phone Number Email


W.T. Phillips, Jr.  
 Property Owner Signature Please Print 01/19/2024, SG  
Date Paid

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:*

\_\_\_\_\_ 02/23/2024 \_\_\_\_\_ and \_\_\_\_\_ 03/08/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Buffalo Construction Co.

Date: 01/19/2024

File Number: 3-A-24-SU

- Sign posted by Staff
- Sign posted by Applicant