

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

From: Russell Martin, AICP, Community Development Director  
Joey Staubes, AICP, Planner

Date: November 28, 2023

CC: Planning and Zoning Board  
Joe Bennett, City Administrator

RE: **ZONING AMENDMENT CASE Z23-004– 4788 & 4840 Hanson Drive & Part of 4838 S Cobb Drive**

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**Applicant:** Jason Lewis

**Existing Zoning:** MU-Conditional

**Titleholder:** Creekside Village Development Group, Price Financing LLC

**Proposed Zoning:** MU-Conditional

**Size of Tract:** 5.4 Acres

**Location:** 4788 & 4840 Hanson Drive,  
4838 S Cobb Dr (Partial)

**Land Lot:** 690, 691

**Contiguous Zoning:**  
North HI (County)  
South MU-Conditional  
East Mixed Use & GC (County)  
West HI (County)

**Ward:** 7

**Access:** South Cobb Drive

**Existing Improvements:** Vacant Site

**Hearing Dates:**  
P&Z April 10, 2023  
Mayor and Council June 5, 2023  
December 4, 2023

#### Proposed Use:

Zoning amendment to modify the currently approved density, site plan, and building elevations.

#### Staff Recommendation:

**Approval** of the development with conditions carried over from Z15-012 (changes will be highlighted).

**Planning & Zoning Board Recommendation:** **Approval** by a vote of 4-2 at the April 10, 2023, meeting.



**Mayor & Council Decision:**

A motion to approve the request failed by a vote of 3-4 at the June 5, 2023, meeting. There was no additional motion made to deny the request. Therefore, the application will be brought to Mayor & Council for a final vote at the December 4, 2023, meeting. Since the June 5, 2023, meeting the applicant has agreed to revise the unit mix of the 295 units, from 50% reserved for occupants aged 55+ to 60%, and 50% of units unrestricted to 40%. Additionally, four units will be set aside for first responders working in Smyrna.

**PROJECT DESCRIPTION**

The Mayor and Council approved the annexation and rezoning (Z08-010) of the subject property from R-20 (Cobb County) to MU-Conditional (Smyrna) on December 15, 2008 by a vote of 5-2. The approval of the rezoning allows for the construction of a mixed use development that would consist of a two-story 69 unit assisted living facility and a four-story mixed use building consisting of 120 independent senior living units and 70,000 sq. ft. of commercial retail and office space. The development was rezoned to a specific site plan and building elevations, which provided an assisted living facility on the southern portion of the site (phase I) and a mixed-use building (retail and office on the ground floor and age restricted condominiums and senior apartments on the top floors) on the northern portion of the site (phase II). Both building were proposed to have parking structures underneath each building to support each use. The independent senior living units were to be accessed off Hanson Drive and the assisted living facility was to be accessed off South Cobb Drive. The specific site plans and building elevations were approved as conditions of the zoning. Subsequently, in September 2013, the applicant requested a zoning amendment for assisted living facility in phase I. The zoning amendment for the assisted living facility dealt with modifications to the site plan and building elevations. These modifications included the elimination of the structured parking and the increase of the number of beds from 78 beds to 108 beds because the applicant wanted to add a terrace level to address geological and topographical issues on site. The Mayor and Council approved the zoning amendment by a vote of 7-0. Since the approval of the zoning amendment, the assisted living facility has been constructed and has received its Certificate of Occupancy.

The applicant requested a zoning amendment to modify the site plan and building elevations in Zoning Amendment Z15-012 for the independent senior living on the norther portion of the site (phase II). The previous zoning plan from Rezoning Case Z08-010 allowed a mixed use building with 120 independent senior living units over 70,000 sq. ft. of commercial retail space. The building included a four-story building over a two-level parking deck. The applicant acquired the adjoining residential property at 4788 Hanson Drive (~0.6 acres) and annexed and rezoned the property to include it into the overall development project. The zoning plan was approved to eliminate the 70,000 sq. ft. of commercial retail space and increase the number of independent senior living units from 120 to 200. This resulted in a change from a four-story building over structured parking to a ten-story building over structured parking. In addition there were slight modifications to internal site circulation and access.

The currently approved zoning plan (Z15-012) includes a building ten-stories tall on top of structured underground parking garage with 200 independent senior living units at 243,000 sq. ft. and 37,500 sq. ft. of common area and accessory uses for the exclusive use of the residents. The common area for the development includes a lobby, reception, staff offices, multiple dining

venues, a commercial kitchen, a teaching kitchen, a general store/coffee shop, theater, library, wellness center, beauty shop, business center, arts and crafts room, and an indoor swimming pool.

The applicant is requesting a zoning amendment to the currently approved plan in Z15-012 for (phase II) with an increase in density, as well as site plan and building elevation modifications. The applicant is proposing to develop the site independently from the memory care facility as originally planned. The applicant is requesting to maintain the height of the currently approved plan at 133 feet but increase the unit count from 200 independent senior living units to 295 units. The 295 units will be 50% 60% independent senior living units and 50% 40% without age restrictions. The increase in units is possible by decreasing the amenity area from 37,500 sq. ft. to 8,930 sq. ft. and additional levels of parking below grade. The proposed amenity area includes a communal kitchen and party room, lounge, fitness room, indoor and outdoor pool, sky deck, pet spa, and conference and game room. Additionally, the roof of the proposed building includes public and private terraces as an additional amenity.

The proposed project also includes a 625 sq. ft. coffee shop accessible for the general public or residents within the development. The proposed zoning amendment also includes a stand alone parking deck with four levels. The fourth level will include a 5,317 sq. ft. restaurant also accessible for the general public or internal residents.

The main building will include three levels of parking below the building, surface parking, as well as a stand alone four level parking deck. The proposal includes 539 spaces compared to the 250 spaces in the currently approved plan.

The applicant is proposing a subsurface stormwater detention facility within the parking deck. The City Engineer has reviewed the proposed location and believes it will be adequate to meet the requirements of the City's Stormwater Ordinance. The final design of the facility will be required during plan review and the permitting process and will be reviewed and approved by the City Engineer.

The applicant is providing a deceleration lane and improvements for the entrance, and new sidewalk along South Cobb Drive. The applicant has worked with the City's Fire Marshal's Office and the City Engineer to make sure the access drive meets City standards.

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## **STAFF COMMENTS**

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics. Both the Applicant's response as well as Staff's analysis to each factor are listed. It is hoped that providing both responses results in a better understanding of what is actually being proposed.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Applicant Response:

"Yes."

Staff Analysis:

*The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property. The primary use of the property will remain unchanged from zoning case Z15-012, which was approved for 200 independent senior living units with 37,500 sq. ft. of amenity space. The applicant is requesting a zoning amendment to modify the currently approved site plan and building elevations. The applicant is proposing to increase the number of units from 200 to 295 and to reduce the amenity space from 37,500 sq. ft. to 8,930 sq. ft. The plan also includes a secondary four level parking deck and the addition of 5,317 sq. ft. of restaurant space and 625 sq. ft. of coffee shop space.*

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

Applicant Response:

"No."

Staff Analysis:

*The zoning proposal will not affect the existing use or usability of adjacent or nearby property. The original zoning proposal had direct access to South Cobb Drive. The proposed changes of the zoning amendment will not change the access to South Cobb Drive. The applicant has proposed a 10' buffer between the subject property and the adjoining industrial uses.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Applicant Response:

"No."

Staff Analysis:

*The subject parcel has a reasonable economic use as currently zoned.*

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Applicant Response:

"No."

Staff Analysis:

*Based upon information provided by the City Engineer, the proposed development is not expected to cause a burden to the existing street network or transportation facilities. The City Engineer will require the construction of a deceleration lane on South Cobb Drive for the development. The State DOT will have to approve all driveways and improvements along South Cobb Drive.*

*Based on Information provided by the Cobb County Water System, adequate water and sewer capacities are available in the area to accommodate the proposed development. A 12" water main is available in the right-of-way on the west side of South Cobb Drive. The applicant is currently in the process of extending the sanitary sewer from a location 800' south of the development. All necessary improvements would be the responsibility of the developer.*

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Applicant Response:

*"Yes."*

Staff Analysis:

*The zoning proposal is in conformity with the policy and intent of the City's land use plan. During the original rezoning of the property, the Mayor and Council approved a land use change to the Mixed Use land use designation of the City's Future Development Map. The proposed zoning amendment will not require a change to the City's Future Development Map.*

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Applicant Response:

*"Yes, the existing conditional zoning entitles a building that is not financially viable in today's market".*

Staff Analysis:

*The applicant stated the currently approved plan was over planned with 37,500 sq. ft. of amenity space. The applicant is proposing to eliminate some of the amenity space in exchange for additional units.*

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

Applicant Response:

*"With it's green rooftop terraces and other such design elements, this building will enhance the aesthetics of the "Southern Gateway Entrance" to the City of Smyrna from I-285."*

Staff Analysis:

*The proposed development will employ traditional architectural features and materials that will enhance neighborhood aesthetics. The applicant has submitted architectural elevations with the zoning amendment. The building facades will be composed of brick and stucco.*

*In addition to the architectural aesthetics, the development will be preserving a portion of the site in green space with amenity features that compliment the surrounding terrain as well as a green roof. There is a stream that runs along the southern boundary line that the applicant proposes to preserve during the construction process, as well as enhance through buffer restoration and clean up.*

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

Applicant Response:

*"No."*

Staff Response:

*The primary use of the property for residential multi-family will remain unchanged from the original rezoning of the property. Therefore, the zoning amendment will not create a use that will be a nuisance or is incompatible with the existing uses in the area.*

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

Applicant Response:

*"Adjoining neighbors to the North and West are industrial and heavy industrial (having no negative impact) and fronting along South Cobb Drive to the East (creating setback and allowing the building to be buffered by greenspace); the adjoining Assisted Living neighbor to the South was the Phase I of the project and anticipated this building in both footprint and height and therefore would not be negatively impacted."*

Staff Response:

*Factors associated with the size of the proposed use, in either land area or building height, may have an effect upon adjacent properties. The applicant will meet the zoning setbacks established in the 2015 rezoning of the property for the main building, however the external parking deck will require a setback reduction. The change in setback along part of the western property line will be 20' to 0'. With regards to the building height, the currently approved building reflects a ten-story mixed use building over a two-level parking deck. The proposed zoning amendment will provide an eleven-story building over a three-story parking deck, however, the overall height will remain the same. The eleven-story building will be the highest building in the immediate area. The Mixed Use zoning district allows a maximum building height of six-stories or 66', the applicant is requesting a variance to increase the building height to eleven-stories. The city's Fire Department has reviewed the proposed building plan and believes they will be able to adequately service the proposed building.*

**Project Analysis**

Transportation Review

The transportation engineer has reviewed the traffic analysis provided by the applicant that provides information on existing conditions, as well as 2025 build out year and 2035 build and no-build conditions. Based on the analysis all intersections are expected to operate at an acceptable level of service in the 2025 build out year, and 2035 build and no-build conditions.

The City Engineer recommends the following improvements:

1. The applicant provides a signal analysis to determine if protected left turn arrows are warranted at the intersection of South Cobb Drive & Wright Rd/S. Cobb Industrial for the eastbound and westbound approaches.
2. A GDOT permit will be required for the improvements on South Cobb Drive/SR 280.
3. A deceleration lane at the entrance on South Cobb Drive that is a minimum of 150 ft with a 50 ft taper.
4. The site driveway includes a right turn lane a minimum of 50 ft with a 50 ft taper, and a left turn lane a minimum of 50 ft (per the traffic study).
5. A sidewalk (a minimum of 5 ft wide) be installed along the frontage of South Cobb Drive.
6. All access points, including the entrance and access isles, intended for two-way traffic be a minimum of 24 ft wide.

No additional improvements in the study area are required. An optional improvement at S Cobb Industrial Blvd at Wright Dr is recommended to discourage queued vehicles from blocking the

intersection by installing “Do Not Block Intersection” pavement markings and relevant signage. The eastbound queuing along S Cobb Industrial Blvd is expected to extend past Wright Dr by 2035, with or without the construction of the proposed development.

#### Stormwater Review

The applicant is proposing a subsurface stormwater detention facility within the parking deck. The City Engineer has reviewed the proposed location and believes it will be adequate to meet the requirements of the City’s Stormwater Ordinance. The final design of the facility will be required during plan review and the permitting process and will be reviewed and approved by the City Engineer.

#### Fire Marshal Review

The building height of the project has not changed from the current approved elevation. The Fire Marshal believes the site provides necessary access through the site.

#### Planning Review

The proposed building will not be a significant change from what was originally approved in 2015. The proposed building is to be eleven-stories tall, with rooftop amenities, on top of structured underground parking garage. The applicant has provided building elevations with the zoning amendment request. The building façade will consist of stucco and brick and have minimal changes to the existing approved elevations. The proposed elevation changes include green roof top terraces, a different color palette, consists of a new covered entrance, and eliminates the elevated pedestrian connection to phase I. Additionally, a secondary stand alone parking deck is proposed on the northern side of the property. The parking deck will consist of a stucco and brick exterior.

The building will support 295 living units at 313,955 sq. ft. and 8,930 sq. ft. of common area and accessory uses for the exclusive use of the residents. The common area for the development will include a communal kitchen, party room, lounge and fitness room, indoor pool and outdoor pool deck, sky deck, pet spa, remote office, as well as conference and game room. The 295 proposed dwelling units shall include 3 different unit plans. These unit plans include:

1. 24 Units – Studio (8%)
2. 122 Units – One Bedroom Plus a Den Units (41%)
3. 149 Units – Two Bedroom Units (51%)

The proposed development will be restricted to residents aged 55 and older for 60% ~~50%~~ and no age restriction for 40% ~~50%~~. The proposal also includes 625 sq. ft. for a coffee shop on the ground level of the main building and a 5,317 sq. ft. restaurant on the top level of the external parking deck.

The site plan also has minimal changes to the existing approved plan. The proposed site plan contains a revision to the surface parking as well as an secondary external parking deck with four levels. The parking for the development will be mostly comprised of structured parking. The proposed layout provides three underground parking levels below the building for a total of 375 underground parking spaces. The four level external parking deck will include 100 parking



spaces. In addition, the applicant has provided 63 surface parking spaces on the outside of the building. The total number of parking spaces for the development is 539 spaces. Per Section 906.14.3 of the Zoning Ordinance, high-rise senior housing is required to provide 0.5 spaces per dwelling unit. Per Section 906.14.2 standard high rise housing is required to provide 1.75 spaces per dwelling unit. Per Section 906.10 general retail services are required to provide 5.5 per 1,000 sq. ft. The proposed parking meets the parking ratio established in the City's Zoning Ordinance.

The applicant is proposing a stormwater detention facility along the between the amenities deck on the building and the proposed retaining wall along the stream buffer. The City Engineer has reviewed the proposed location and believes it will be adequate to meet the requirements of the City's Stormwater Ordinance. The final design of the facility will be required during plan review and the permitting process and will be reviewed and approved by the City Engineer.

A combination plat will be required to incorporate part of 4838 S Cobb Drive in the development. Additionally, the applicant will petition Cobb County to abandon the right of way on Hanson Drive.

The existing approved plan will required several variances a apart of the amended zoning plan. These variances include the following:

1. Increase in the maximum front setback from 20' to 131'.
  - *This variance was granted with the currently approved site plan. The applicant is not able to meet the maximum front setback due to the presence of an existing gas easement and stream buffer. The stream buffer runs almost parallel with South Cobb Drive for the length of the property making it impossible to meet this requirement. Community Development is **supportive** of this requested variance.*
2. Reduction of landscape buffer from 10' to 5' for the access drive as shown on site plan;
  - *This variance was granted with the currently approved site plan. This variance is needed due to the location of the gas easement and stream buffer along South Cobb Drive, as well as the geometry of the property. The variance is minimal and provides the Fire Department with better turning radiuses. Community Development is **supportive** of this requested variance.*
- ~~3. Reduction of the landscape buffer from 10' to 2' for the trash compactor as shown on site plan;~~
  - ~~• *This variance is no longer required as the development will have an internal trash compactor.*~~
4. Reduction of impervious surface area setback along stream from 75' to 65' as shown on the site plan; and
  - *This variance was granted with the currently approved site plan. This variance is for four areas of the building that slightly encroach into the impervious surface area setback along stream buffers as shown on the plan. The proposed encroachment into the setback is 3,190 sq. ft. and the applicant is proposing to preserve 3,500 sq. ft. to remain pervious. This encroachment is due to the geometry and topography of the site and the location of the gas easement, which*

*limit the location of the building. Buffer averaging has been a common practice for development in the city along stream buffers. Community Development is **supportive** of this requested variance.*

5. An increase in the maximum building height from six-stories or 66' to eleven-stories.
  - *This variance was granted with the currently approved site plan. This variance is to increase the allowable building height from six-stories to eleven-stories. Due to the site and environmental constraints above, the only option is to construct a taller building. The applicant is proposing to preserve 36% of the site area in open space. Community Development is **supportive** of this requested variance.*
6. *Reduction of the rear setback from 20' to 0' as shown on the site plan*
  - *This variance is required for the four-level parking deck. The deck is proposed in this location in the event another phase is possible the placement will provide a connection to that development. Community Development is **supportive** of this requested variance.*

Community Development, the City Engineer and Fire Marshal's Office have met extensively with the applicant regarding the proposed zoning amendment. Staff believes the proposed site plan and building elevations adequately address staff's concerns. Therefore, Community Development recommends **approval** of the proposed zoning amendment with the following conditions carried over from Zoning Case Z15-012 (changes are highlighted in yellow):

**Standard Conditions**  
**(Requirements #2, 16 and 17 from Section 1201 of the Zoning Code are not applicable)**

1. The composition of the buildings in the development shall include mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding. The buildings whose lots abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.
3. The developer shall provide at least 200 square feet of common space per lot or unit. This common space shall be developed with improvements for the residential development such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners' Association.
4. The detention pond shall be placed and screened appropriately to be unobtrusive to buildings inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

5. All utilities within the development shall be underground.
6. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the development and outside the development adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.
7. The developer shall install a deceleration lane at the entrance for the development. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
8. A strip of brick pavers or stamped concrete shall be installed on the street at the development entrance for a minimum distance of 20 feet.
9. The development of any streets (including private) shall conform to the City's standards for public right-of-ways.
10. No debris may be buried on any lot or common area.
11. The developer will install decorative streetlights within the development, subject to approval by the City Engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
12. The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.
13. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
14. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

**Special Conditions:**

15. The development shall maintain the following setbacks:

Two-Story Assisted Living:

Minimum Front – 0'  
Minimum Side – 5'  
Minimum Rear – 20'

Ten **Eleven**-Story Independent Mixed Use Building:

Minimum Front – 0'  
Minimum Side – 5'

Minimum Rear – 20'

Four Level Parking Deck:

Minimum Front – 0'

Minimum Side – 0

Minimum Rear - 0

16. A 10' landscape buffer shall be provided and maintained along the property lines, except where varied by the approved site plan.
17. ~~The applicant shall provide a covered entrance way over the passenger drop off zone at the Assisted Living site.~~
18. ~~If deemed necessary by the City Engineer or Cobb County during construction plan review, a second deceleration shall be provided. The site driveway includes a right turn lane a minimum of 50 ft with a 50 ft taper, and a left turn lane a minimum of 50 ft~~
19. A deceleration lane at the entrance on South Cobb Drive that is a minimum of 150 ft with a 50 ft taper.
20. All access points, including the entrance and access isles, intended for two-way traffic be a minimum of 24 ft wide.
21. A GDOT permit will be required for the improvements on South Cobb Drive/SR 280.
22. A sidewalk (a minimum of 5 ft wide) shall be installed along the frontage of South Cobb Drive.
23. The trash dumpsters shall utilize rubber tops and/or trash compactors be appropriately screened with a three-sided brick enclosure.
24. ~~The applicant must obtain an easement to access the private sewer system on the adjacent property to the south or if the applicant elects to use the sewer along South Cobb Drive, approval must be obtained from the appropriate jurisdiction.~~
25. 50% 60% of the units shall be limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time. This requirement shall be included in the protective covenants developed for the property.
26. ~~The development should incorporate applicable accessibility and "easy living" standards (as administered and copyrighted by a coalition of Georgia citizens including AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia) to include at least one full bath with ample maneuvering space.~~
27. Each unit must be protected by a fire sprinkler system.

28. ~~The mandatory homeowners association must include the following rule for the independent senior living units:~~
- ~~• No more than 20% of the total units may be leased by individual owners at a time and for no term less than one year in duration.~~
29. The applicant shall provide a refundable deposit of \$3,000.00 per acre at the issuance of a building permit for the cost of general site maintenance should the property be abandoned and no site maintenance is provided. At the completion of the overall project and the issuance of a Certificate of Occupancy, all or a portion the deposit shall be refunded to the person or entity that provided the deposit. If the developer is unable to provide a deposit, a five-year bond or letter of credit shall be an acceptable alternative. This bond or letter of credit may be a two-year bond or letter of credit that is automatically renewed for a period of five year. At the completion of the overall project and the issuance of a Certificate of Occupancy, the bond or letter of credit should be released to the developer.
30. The proposed development shall conform in substantial compliance to the site plan dated 4/11/2016 **3/31/2023** for the multi-family facility. Slight deviations to the site plan may be approved by the Community Development Director. Any significant changes to the site plan will require an amendment to this rezoning.
31. The proposed development shall conform substantially to the conceptual elevations submitted on 4/11/2016 **3/31/2023** for the multi-family facility. Detailed elevations indicating building materials and colors shall be submitted to Community Development prior to final approval. Slight deviations to the elevations may be approved by the Community Development Director. However, any significant changes to the elevations will require an amendment to this rezoning.
32. ~~The following uses shall not be permitted on subject property:~~
- ~~• Check Cashing Offices~~
  - ~~• Pawn Shops~~
  - ~~• Package Stores~~
  - ~~• Tattoo Parlor~~
  - ~~• Arcades~~
  - ~~• Pool Halls~~
  - ~~• Cigar Shops~~
  - ~~• Automotive Shops and Service Centers~~
  - ~~• Adult Entertainment~~
33. If any fence is constructed on the southern property line, it shall be wooden or decorative metal.
34. Decorative metal fencing shall be constructed along the top of all retaining walls providing a structural safety barrier as well as an attractive architectural element.

35. The parking deck shall have an exterior with decorative brick for all elevations visible from public right-of-way.
36. The additional stipulations agreed upon by the applicant in the letter submitted and dated on November 22, 2023.



**Figure – 1**  
**(Hanson Drive)**



**Figure – 2**



**Figure – 3**  
**(Existing Structure on 4788 Hanson Drive)**





**Figure – 4**  
**(Adjoining Property to the North)**

