

DECEMBER 10, 2013

**PLAN COMMISSION
CITY OF MISHAWAKA, INDIANA**

A regular meeting of the Mishawaka Plan Commission was held Tuesday, December 10, 2013, at 7:00 p.m. in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. Commission members attending: Gary West, Matt Lentsch, Ross Portolese, Murray Winn, Don McCampbell, Nick Troiola, Edward Salyer, and Rosemary Klaer. Absent: Dale "Woody" Emmons. In addition to members of the public, the following were also in attendance: David Bent, Ken Prince, Greg Shearon, Peg Strantz, and Kari Myers.

Matt Lentsch moved to adopt the 2014 Rules of Procedure and 2014 meeting calendar. Ross Portolese seconded; motion carried with a vote of 8-0.

Mr. Winn explained the Rules of Procedure.

The Minutes of the November 12, 2013, meeting, were approved as distributed.

Conflict of Interest was not declared.

PUBLIC HEARING:

PETITION #13-43 A request submitted by Gumwood Acquisitions, LLC, requesting to annex and zone approximately 45 acres at the **northwest corner of Gumwood Road and Cleveland Road** to S-2 Planned Unit Development.

Daryl Knip, Abonmarche Consultants, 750 Lincolnway East, South Bend, appeared on behalf of the Petitioner. He said Ryan Rans was also in attendance.

Mr. Knip said they want to annex 46 acres on the northwest corner of Cleveland and Gumwood Roads and zone to PUD that would permit the uses that are allowed in C-1 General Commercial and C-2 Shopping Center Commercial. Also, tentative plans are to put multi-family residential, a nursing home, and assisted living on the north end of the property.

Mr. Knip presented an aerial of the property showing the preliminary plan. He said the north end has proposed multi-family residential, retail and restaurant, C-1 and C-2 uses on the south end with assisted living and offices as a transition in between.

Mr. Knip said he has worked with staff and they are proposing 35' setback along the north property line between multi-family and the existing Gumwood Crossings. It would also have a berm and 8' privacy fence and evergreen trees which is similar to what has been done at Toscana Park.

Mr. Knip said as part of the project, the developer will work with Engineering to continue with improvements on the west side of Gumwood. He said all are aware of the construction and this is the last piece of the puzzle to finish off Gumwood Road.

Mr. Lentsch asked if the Petitioner was aware of the conditions of approval and were they willing to abide by them. Mr. Knip said yes.

Mr. Portolese asked if there will be a gas station on the property. Ryan Rans, Great Lakes Capital, 112 W. Jefferson Blvd, South Bend, said there would be no gas stations mostly due to the well field next door.

Mr. Rans said they wanted to bring in all the property at one time because of the planning perspective and can address all concerns. He said this allows for the expansion of Gumwood Road on the west side and this allows the ability to remove the bottleneck and benefits all users and neighborhoods.

In Favor

Andy Place, 1628 Rockwood Lane, Mishawaka, said he was the developer of the property to the north and they have a few vacant lots that will back up to this property. He said he has reviewed the plans with Mr. Rans and is happy with the buffer.

Mr. Place said Mr. Rans is a good developer and this should be a good quality development. However, he is concerned with the road connecting to the residential neighborhood.

Opposition

Jim Shellinger, 6465 Holiday Drive West, Indianapolis, said he was speaking on behalf of his sister, Jayne Shellinger, 52888 Farmingdale Drive. He said he isn't sure if he's speaking for or against anything as it has come up quickly. Mr. Shellinger said his sister lost her husband unexpectedly and received the notice and she hasn't had time to think about this.

Mr. Shellinger said her home backs up to the northern part of the property and came to the meeting tonight to find out more about the project. He said one would expect concerns with traffic, noise, lighting, odors, trash, etc., all of which could affect her property value. He said it sounds like the developers are agreeable to meet with the neighbors and he would like that opportunity.

Ron Zielinski, 16343 Thrush Street, Granger, said he has some questions about the project and would like some assurances that property owners abutting the project will be protected.

Mr. Zielinski said he wanted to know if there are homes, what the purchase price would be. He said if they are multi-family units, would they be condos or apartments and if apartments, what the rental price would be. He wants to know if they are leased apartments, would there be subsidized rent. He wants to know what the well field draws would be and what impact would the project have on it.

Mr. Zielinski said it appears that a stub street, Hamilton, would connect into the multi-family then into the commercial development. He said he objects to the connecting road from commercial and multi-family into the single family area. Mr. Zielinski said likewise, he is asking that the southern portion, which is commercial oriented, not have any connection onto Thrush Street.

Mr. Zielinski said it appears there will be some kind of berm or landscaping separating the commercial development on the western part near S.R. 23 and wants to confirm that is part

of the plan. He said he would also ask the developers and the Commission to reconsider the bottom part of the plan, the commercial part, to scale back the west side about 100 yards or so because it would literally be feet from the single family homes. He wants it pushed away from the Country Side Subdivision.

Mr. Zielinski also said he has concerns about other types of commercial development such as convenience stores and all-night liquor stores. He said there's a convenience store on Grape Road near their subdivision that is open all night and he doesn't want to see that.

Mike Conn, 52620 Farmingdale Drive, said he has been in contact with several neighbors who are concerned with increase traffic and also said there shouldn't be a thru street to the well field.

Rebuttal

Mr. Rans said the multi-family residential would be apartments for rent, and there would not be any single family residential. He said he would like to hedge a bit on the rental price range. Mr. Rans said the leasing rates at Toscana Park across street are in the \$1,600 to \$2,400/month range and here would be perhaps \$1,000 to \$1,800 per month. They are not pursuing subsidized housing; they would not fit with the development or the property values.

Mr. Rans said Engineering would need to address the questions regarding well field drawn down as he is not in a position to do so.

Mr. Rans said regarding the connector streets; he knew it would be an issue and he has worked with Staff and he's at the mercy of the City and St. Joseph County and he's happy to do what is in the best interest of all parties. He also said he doesn't understand the comment about the thru street going south; that's City property and he isn't show an additional connector. Mr. Rans said the connecting street into the well field is being shown in case there is future development.

Mr. Rans said what's being shown is a conceptual layout of the buildings and is not a specific site plan. He said spacing, berming, etc., will all be driven by marketing. Mr. Rans said it's important to note that Centennial Plaza does about the neighborhood. He said this will be more of a mixed use development and they are sensitive to the neighboring subdivisions.

Mr. Rans said regarding all night liquor stores, that is subject to zoning and that will dictate what they can do.

Mr. Winn closed the Public Hearing on Petition #13-43.

Mr. Lentsch asked Mr. Prince what the permissible uses would be. Mr. Prince said it's an incredibly broad range in terms of commercial uses. He said the uses would be C-1 and C-2 uses. He said a convenience store with fueling station would be separate zoning classification. Mr. Prince said a liquor store is an approved use in the C-1 zoning district as are hundreds of other uses.

Mr. Prince said in terms of 24 hour businesses, Meijer has a 24 hour operation and we cannot put limits on the hours of businesses and there are no restrictions planned for the hours of operation.

Staff Recommendation

Staff recommends in favor of rezoning Petition #13-43 to annex and establish zoning for properties northwest of Gumwood and S.R. 23 to allow for the construction of a mixed use development consisting of commercial, multi-family residential, assisted living and nursing homes.

Conditions will be generally consistent with the development topics raised by this report and will reflect some of the substantial concerns identified in the attached Exhibit A:

This recommendation is based on the following findings of fact:

Traffic Impact:

1. The following general conditions shall apply. More specifics and refinements shall be made with each final planned unit development plan submission. A Traffic Impact Study may be required as determined by the City Director of Engineering. All traffic/transportation improvements required for the completion of this project (including but not limited to Gumwood Road and State Road 23) shall be paid for by the applicant/developer concurrent with development as directed by the City Director of Engineering, subject to modification by any potential development agreement with the City should one or more be established. The intent is not to have the applicant build the road for additional function for pass-through traffic, rather that any required turn lanes, widening, access control required as a result of this project be provided to ensure that proposed levels of service (based on proposed improvements) are maintained.
 - a. Any additional right-of-way required for both Gumwood Road and State Road 23 improvements associated with the proposed development project shall be dedicated. There is a need to coordinate the timing of pending State and County improvements with the needed/required improvements of the development. Phasing of improvements associated with this project shall be as determined by the City Director of Engineering in coordination with other applicable jurisdictions.
 - b. The number and or type of curb cuts shall be limited as determined appropriate by the City Director of Engineering and the applicable road authority/jurisdictions.
 - c. All improvements required shall be paid for by the developer and shall be identified as part of the phasing plan for the project.

Proposed Uses:

1. Commercial uses shall be limited to those identified within the C-1 General Commercial and C-2 Shopping Center Commercial zoning districts. Multi-Family Residential uses along with assisted living and nursing home uses may be allowed. However, no commercial uses shall be located adjacent to the existing single-family residential development to the north. Multi-Family Residential uses, assisted living, and nursing home uses shall be located within the northern portion of PUD as to act as a transitional use between the existing single-family residential uses and the proposed commercial uses.
2. Off-premise signs/billboards shall be prohibited.

3. *Outside storage and display shall be prohibited.*
4. *All loading docks, dumpsters, ATM machines, and mechanical equipment shall be screened from view. Dumpsters shall be screened by a wall matching the building materials of the principle building. Dumpster locations shall be located away from any roads behind principle buildings and located away from internal collector drives.*

Road connections:

1. *A hierarchy of the internal vehicular road network shall be provided. A minimum access throat/stacking area of 200 lineal feet on the site shall be provided at each proposed entrance point from its intersection with the public right-of-way. Turning lanes within the site are a necessity. Internal stacking and turning movements at intersections shall be provided and protected based on actual proposed uses as the planned unit development is built out. This hierarchy shall be reviewed as part of each subsequent final planned unit development site plan submission.*
2. *The City has not made a determination on whether or not the stub streets from the adjacent subdivisions shall be extended or connected over time. An appropriate connection and or turn-a-round shall be provided within the multi-family portion of the project that would allow for both potential situations, should this phase of the development be constructed prior to any changes or modifications to the City's well field property.*
3. *Access and utility easements shall be dedicated to adjacent properties, including the City Well Field and Centennial Plaza.*

Stormwater run-off:

1. *The type of stormwater facilities proposed within the PUD shall be limited/restricted as required by City well-head protection standards and as may be directed by the City Director of Engineering based on the close proximity of the City Well Field. The purpose is to limit potential groundwater infiltration in that area.*
2. *An emergency overflow outlet for proposed retention ponds into City storm sewers may be provided by the City if deemed appropriate by the City Director of Engineering.*

Lighting:

1. *All site lighting shall be limited to 25 feet in height. 90-degree cut-off fixtures shall be required for both pole and wall mounted fixtures. Shielding of lighting shall be required in the areas to the rear of buildings adjacent to (in sight of) residential areas.*

Signage:

1. *Standard Mishawaka On-Premise Sign Standards shall be varied to allow for a hierarchy of signage (given the large 44+ acre site) and to otherwise further the intent of this chapter as follows:*
 - a) *A maximum of (4) monument type signs may be located along Cleveland Road/S.R. 23 and (6) monument signs may be located along Gumwood Road.*

The maximum standard for area and height calculations for monument signs shall be further restricted as follows: the maximum sign area shall be limited to a maximum of 60 square feet (rather than 75 square feet) with a maximum length of any sign not exceeding 12 feet.

- b) Three freestanding identification/development signs for the entire planned unit development (not just for one tenant/occupant) shall be permitted in addition to the monument signage. One may be located along State Road 23. One may be located along Gumwood Road. And one may be located at the intersection of State Road 23 and Gumwood Road. The sign at the intersection of State Road 23 and Gumwood sign shall be limited to a maximum of 20 feet in height and 120 square feet in area. The Gumwood Road and State Road 23 signs shall be limited to a maximum of 12 feet in height and 96 square feet in area.*
 - c) A sign easement shall be provided to the City of Mishawaka well field property, located at the proposed entrance opposite Heritage Square Drive. This sign shall be subject limited to a maximum of 60 square feet with a maximum length not exceeding 12 feet.*
 - d) Signs shall be located a minimum of 200 feet apart from one another (including the sign easement) except that signs may be located closer where an entrance drive is located between them.*
- 2. All freestanding signs shall have a masonry base.*
 - 3. General façade and directional signage standards shall be submitted concurrently with the first final planned unit development plan submission. Limits on the height of letters/signage for façade signs shall be reviewed and evaluated by the Planning Commission at that time.*
 - 4. Seasonal banners and general development identification banners may be allowed for decorative and parking lot light poles throughout the center.*
 - 5. Temporary Construction fence coverings which may include information about the project, elevations, renderings, slogans, logos and coming soon info may be allowed.*
 - 6. Directory Kiosks placed strategically around the center to help customers locate businesses with a directory map of the development and advertising for retailers and other businesses may be allowed.*
 - 7. Freestanding sandwich boards may be placed internally in the development, but shall not be placed where readable from SR 23 or Gumwood Road.*

Landscaping:

- 1. A 3-foot high earth mounding shall be provided along Gumwood Road and State Road 23. A minimum 25-foot green buffer area shall be required along both corridors. Each buffer area shall comply with the landscape requirements of the C-1 General Commercial zoning district.*
- 2. Utility areas shall be provided separate from required landscaped areas. If utilities are located within the 25 foot green area, an additional 10 feet of green area shall be required for planting.*

3. *A 2-foot high earth mounding planted with evergreen trees, minimum 8' height, spaced 10'to12' max along with a 6' minimum height opaque fence shall be provided along the north property line and west property lines abutting existing residential property.*
4. *If decorative ponds with fountains are proposed along public roadways, the landscaping requirement shall be reduced to eliminate the need for the 2' berm and shrubbery/low planting between the road and building/parking areas and where the normal water elevation of the pond is located*
5. *All developments within the PUD, including the multi-family residential development, shall comply with the landscape requirements of the C-1 General Commercial zoning district. This shall be in addition to any required buffer planting.*
6. *Phasing of required landscaping shall be reviewed as part of every final planned unit development plan submission. Phasing of installation shall occur concurrent with development, except that the Planning Commission may require the installation of screening and buffering along property lines prior to when adjacent developments are proposed when deemed necessary/appropriate.*

Parking:

1. *A minimum of (1.5) parking spaces per residential unit shall be provided for the multi-family residential use. Parking ratio may be reduced to a minimum of (1.25) per residential units for one bedroom apartments only. Garages, parking lots, and on-street parking may be utilized for required parking.*
2. *A minimum of (0.75) parking spaces per bed shall be provided for assisted living and nursing home uses.*
3. *All other uses shall comply with the corresponding parking requirements as identified in the City of Mishawaka Zoning Ordinance.*

Building/Parking Setbacks

1. *A minimum 50' building setback shall be provided along Gumwood Road and S.R. 23/Cleveland Road.*
2. *A minimum 25' parking setback shall be provided along Gumwood Road, S.R. 23/Cleveland Road.*
3. *A minimum 35-ft building setback shall be provided along the north property line adjacent to Gumwood Crossings and along the west property line abutting existing residential property.*
4. *A minimum 25' building setback and a 10' parking setback shall be property along the west property line adjacent to Centennial Plaza.*
5. *A minimum 25' building and 10' parking setback shall be provided along property adjacent to City of Mishawaka owned property.*

6. *A minimum 10' building and parking setback shall be provided along internal roads and between outlot property lines within the Planned Unit Development, however, a 0' parking setbacks may be allowed to provide for shared parking bays at various locations within the development as deemed appropriate by the Planning Commission upon review as part of each subsequent final planned unit development site plan submission.*

Phasing:

1. *The phasing and development of infrastructure for the development shall be reviewed and approved by the Planning Commission concurrently with the first final planned unit development site plan submission. Future modifications and requirements may be placed by the Planning Commission concurrent with each subsequent planned unit development site plan submission to provide for the interconnectivity of roads and other related infrastructure.*

MOTION: Ross Portolese moved to forward Petition #13-43 to the Common Council with a favorable recommendation. Matt Lentsch seconded; motion carried with a vote of 8-0.

PETITION #13-44 A request submitted by Mishawaka Property, L.L.C., requesting to amend the River Crest Planned Unit Development located at **1625 East Jefferson Boulevard** to allow for reduced parking at the facility.

Daryl Knip, Abonmarche Consultants, 750 Lincolnway East, South Bend, appeared on behalf of the Petitioner. He said River Crest Hospital plans to construct a 32,000 sqft addition, along the river south of Jefferson and Byrkit intersection. They are requesting to amend the parking requirement to one space per bed and one space per employee. Mr. Knip said there will be new parking, drainage, and utility improvements.

Mr. Knip said the parking demands for the facility are low. The original PUD required 238 spaces and they would like to reduce that to 124 and that includes parking for the office building that is also on site.

Opposition

Tom Brademas, Jr., owns the office building next door at 1627 E. Jefferson Blvd. He said he received the notice last week and was observing surveyors out staking and asked them what they were doing.

Mr. Brademas said the hospital has training on a monthly basis and lots of staff come in and it's hard to find a parking space. He said he stopped in the Planning Department and got a copy of the proposed site plan. Mr. Brademas said he doesn't totally object to it, but sometimes is hard to find a parking place.

Mr. Brademas said taking prime river frontage and putting in parking doesn't seem to be the best idea. He said he isn't totally objecting to it; he was caught off guard. He is just voicing his concern about removing that many parking spaces.

Rebuttal

Mr. Knip said they are adding a significant amount of parking; the number of beds is going from 32 to 72 and there are about 20 visitors per day, the rest of the parking is training and staff. He said the building is growing, but the traffic isn't.

Mr. Winn asked how many parking spaces are there now. Mr. Knip said he wasn't sure.

Mr. Winn closed the Public Hearing on Petition #13-44.

Staff Recommendation

Staff recommends in favor of amending the Riverwalk/Lindenvale PUD to allow for a 2-story 31,940 sf, (40) bed specialty hospital addition with the following amended PUD developmental stands/conditions:

1. *Parking shall be provided at a minimum of (1) parking space per bed and (1) parking space per employee during peak shift.*

This recommendation is based on the following findings of fact:

1. *Existing Conditions- The medical facility/office use is currently allowed as part of the PUD and exists on the property.*
2. *Character of Buildings in Area- The proposed addition will be architecturally appropriate with the existing structures currently located within the PUD.*
3. *The most desirable/highest and best use- Due to the presence of the existing hospital/medical use on the property, the most desirable/highest and best use of the property is the expansion of the existing use.*
4. *Conservation of property values- The proposed amendment will not be injurious to property values in the surrounding area, because the proposed use is existing within the PUD.*
5. *Comprehensive Plan- The proposed amendment is consistent with the Comprehensive Plan which has identified this area for Service Commercial, which includes medical facilities and offices.*

MOTION: Ross Portolese moved to forward Petition #13-44 to the Common Council with a favorable recommendation. Nick Troiola seconded; motion carried with a vote of 8-0.

SITE PLAN:

SP #13-1

A request submitted by Costco Wholesale Corporation for final site plan approval of a 160,000 sqft retail warehouse and fueling center to be located in the **500-600 block of East University Drive**.

Ted Johnson, TJ Design Strategies, 2311 W. 22nd Street, Suite 208, Oak Brook, IL, appeared on behalf of Costco. He said he can't believe it's been a month since he was here last and tonight he's seeking final site plan approval for the site plan, landscaping, and buildings. Mr. Johnson said as far as final engineering; they aren't there yet. He said they have submitted preliminary engineering and the traffic study and is currently under review by the Engineering department.

Mr. Johnson said the approval they are seeking tonight will give them the confidence to begin preparation of construction documents which are about \$800,000 in fees to produce and Costco wants that comfort level.

Mr. Johnson talked about the landscape plan being shown on the overhead. He said the 150,000 sqft members only warehouse is in the lower right parcel and the freestanding fuel facility is in the upper left hand corner. Mr. Johnson said the fueling facility is comprised of 4 islands of gas pumps, a total of 8 pumps or 16 fueling positions. He said there is a small

8' X 12' X 8' high controller enclosure. There will also be 750 parking spaces and they are comfortable with what they have on the plan.

Mr. Johnson said the building elevations submitted meet the standard of 1/3 masonry and 2/3 metal textured panel or architectural panel. The front elevation is the only entrance into Costco.

Mr. Johnson said staff recommended the fueling facility controller enclosure match the primary building and it's difficult to take building material for a 150,000 sqft building and use the same on a 100 sqft building. He said the kiosk is a premanufactured building and brought to the site and put on a slab. They are able to get a textured finish applied to the metal at the factory and it does have the appearance of stucco and has a pebble finish. Mr. Johnson said they will apply a dark color at the base, a lighter color in the middle and then bring in a cornice similar to what's used on the building and add to the top (showed a photo of a facility in WI employing that method). He said they will tone it down, landscape around it and hide it. Mr. Johnson said the State requires certain warning signs and they'll be on the front side facing internally. That has to remain open and clear for public access to shut the system down if need be. He said this is the only concern he has with staff's recommendation.

Mr. Johnson said Costco has been in contact with the owner of the adjacent shopping center, and assuming they are willing to work with them, they'll have an access easement. He said Costco is willing to show a cross access easement on the site plan or plat and the City can work with the center at a later date if need be, but he isn't sure at this point in time if it can be done.

Mr. Johnson said they agreed to the additional landscaping at the last meeting; their architect was having a hard time meeting those quantity requirements. He said they have agreed to provide intense screening between Costco and the residential uses. Mr. Johnson said if they were to stand to the letter of the amendment, the only way to get that quantity would be to use all black hill spruce and you typically don't want to use the same species in case some disease comes along and they all get wiped out. Their choice would be a mix of various spruces for the landscaping. Mr. Johnson said they want to put in the intense landscaping, but doesn't know if they can get 65 spruce trees and wants to work with staff on their intent.

Mr. Lentsch asked how many trees were being proposed. Mr. Prince said these are preliminary plans, but the conditions were outlined in the PUD amendment and tonight it's not relevant because the Commission doesn't have the ability to change it. He said tonight's goal is to provide intense screening between Costco and the apartments; that isn't up for discussion or modification. Mr. Prince said the same is true for the small building for fueling; you can't change what was approved in the PUD amendment last month.

Mr. Prince said the Commission's role tonight is to determine if the plan meets the ordinance. He said he wanted to make the Commission aware of what was approved and what has been presented.

Mr. Lentsch then asked if their plan doesn't meet the standards, then it can't be approved? Mr. Prince said this is an unusual scenario. He said there are also some engineering issues that need to be worked out. Mr. Prince said everything else that is shown; parking, elevations, meet the established PUD conditions.

Mr. Lentsch asked Mr. Johnson if they are willing to work to fulfill the identified conditions. Mr. Johnson said regarding the landscaping, he can; is it an appropriate selection, no. He said he may be back asking for an amendment relative to quantities. Regarding the fueling enclosure; he feels he meets the intent and said Mr. Prince only received the drawings today.

Mr. West mentioned that according to the ALTA survey provided, it identified the site as South Bend and not Mishawaka.

Mr. West asked Mr. Johnson if he had a preliminary schedule as to when we might see the final site plan. Mr. Johnson said he needs to know the City is ready to issue a building permit once all fees are paid, then they can close on the property. They hope to have the building permit mid-April and start construction early May. He said the construction period is 110 days once the pad is compacted with a target opening of Early October. Sanitary will be discussed with Engineering so the contractors aren't tripping over each other.

Staff Recommendation

The Planning staff has reviewed the submitted plans according to the preliminary site plan and the PUD conditions. All PUD conditions stated in the PUD Ordinance are still applicable and must be addressed as part of the final site plan. The following is a list items that must be addressed before the preliminary Final PUD Site Plan approval can be granted:

1. *An access easement(s) shall be provided to the shopping center located to the west.*
2. *Additional landscaping shall be provided along the west property line in accordance with the PUD Ordinance as follows:
A 15' wide (minimum) landscape buffer yard shall be provided between the adjacent apartments to the East and the proposed development. The buffer yard shall run continuously from the Indiana Toll Road right-of-way to the University Drive right-of-way. The buffer yard shall include 65 evergreen trees planted at a 10'-12' height, 17 shade trees 2 ½ inch caliper or greater, and 20 ornamental trees 2" caliper or greater. Plantings shall be clustered for aesthetics and to maximize the desired buffer. This shall also fulfill the C-1 landscape requirement for planting along the East property line. This buffer shall be installed in the first phase of the development and shall include the area within the outlot.*
3. *The filling station attendant building shall consist 100% of architectural stone and brick to match the primary Costco building.*

As stated earlier this is a preliminary review of the Final PUD Site Plan. Additional comments by the Planning staff may be forthcoming upon final submittal of the site plan. Engineering Department comments will be supplied to the developer and address as part of the Final PUD Site Plan approval.

Providing the aforementioned items are addressed, Staff recommends in favor of approval of SP 13-I Preliminary PUD Final Site Plan for Costco. This recommendation is based upon the fact that the submitted site plan is at an appropriate level where no major changes to the overall site plan are anticipated and at a level in which the developer may proceed to the next stage of development.

MOTION: Matt Lentsch moved to approve Site Plan #13-I. Don McCampbell seconded; motion carried with a vote of 8-0.

SP #13-J

A request submitted by River Crest Hospital for final site plan approval of a two-story, 40 bed, 31,940 sqft building addition to the existing specialty hospital located at **1625 East Jefferson Boulevard**.

Daryl Knip, Abonmarche Consultants, 750 Lincolnway East, South Bend, appeared on behalf of River Crest Hospital. He said he had nothing to add.

Mr. West asked if Mr. Brademas has the right to share the existing parking. Mr. Knip said yes, he is entitled to 16 spaces, but the exact spaces are not specified.

Staff Recommendation

Staff recommends in favor of Final PUD Site Plan approval for a 2-story 31,940 sf, (40) bed specialty hospital addition to the Rivercrest Specialty Hospital. This recommendation is based on the fact that the site plan meets all the requirements of Section 137-35 Final Site Plan Approval.

MOTION: Ross Portolese moved to approve Site Plan #13-J. Matt Lentsch seconded; motion carried with a vote of 8-0.

ADJOURNMENT: 7:30 p.m.

Kenneth B. Prince, City Planner

Kari Myers, Administrative Planner