

**ORDINANCE NO. 24-16**

**TO AMEND CERTAIN PORTIONS OF THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:**

**Section 1:** Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**Section 2:** Said real estate is hereby rezoned as follows:

FROM: PDNR/GB District  
TO: PDNR District

**Section 3:** This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE 6 DAY OF September, 2016.

MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR DeBoer.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 6 DAY OF September, 2016, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR AND 1 OPPOSED, THE ROLL CALL VOTE BEING:

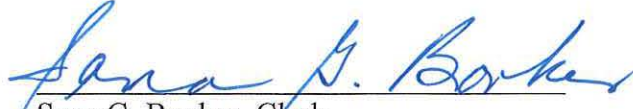
	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
DeBoer	✓			
Dietrich	✓			
Jha	✓			
Keen	✓			
Leverenz	✓			
Sanders		✓		
Thomas	✓			
Wang	✓			

  
Peter Bunder, Presiding Officer


Attest:

  
Sana G. Booker, Clerk


PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON  
THE 7 DAY OF September, 2016.

  
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 7 DAY OF  
September, 2016.

  
John R. Dennis, Mayor

Attest:

  
Sana G. Booker, Clerk

Ordinance No. 24-16  
Legal Description

TRACT 1 LAND DESCRIPTION PER COMMITMENT #1503108:

LOT NUMBERED ONE (1) IN SAGAMORE PARK CENTRE PLANNED DEVELOPMENT II, AS PER PLAT THEREOF DATED MARCH 26, 2002, RECORDED APRIL 8, 2002, IN PLANNED DEVELOPMENT CABINT 11, PAGE 204 AS DOCUMENT NUMBER 02011302. MODIFICATION DATED SEPTEMBER 22, 2005, RECORDED IN PLAT CABINET 11, PAGE 298 AS DOCUMENT NUMBER 05027715. LOCATED IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

TOGETHER WITH BENEFICIAL EASEMENTS SET FORTH IN GRANT OF RECIPROCAL EASEMENTS DATED OCTOBER 14, 1980, AS DEED RECORD 80, PAGE 2799, BY AND BETWEEN JOHNSON REALTY CO., INC. AND ALPHA ASSOCIATES, LTD. WAIVER AND CONSENT TO ENCROACHMENT DATED AUGUST 19, 1983, RECORDED SEPTEMBER 13, 1983, AS DEED RECORD 83, PAGE 2682, FROM JOHNSON REALTY CO, INC., TO SAGAMORE PARK CENTRE ASSOCIATES.

TRACT 2 LAND DESCRIPTION PER COMMITMENT #15-008741:

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 7; THENCE NORTH (ASSUMED BEARING) ALONG THE QUARTER SECTION LINE WHICH IS ALSO THE CENTERLINE OF SALISBURY STREET, A DISTANCE 322.3 FEET TO A ROAD NAIL; THENCE NORTH 89°46' WEST A DISTANCE 307.0 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89°46' WEST A DISTANCE OF 7.14 FEET; THENCE NORTH 1°03' EAST A DISTANCE OF 197.71 FEET; THENCE NORTH 89°40' EAST A DISTANCE OF 310.92 FEET, TO THE CENTERLINE OF SALISBURY STREET; THENCE SOUTH ON AND ALONG SAID CENTERLINE A DISTANCE OF 29.33 FEET; THENCE NORTH 89°46' WEST A DISTANCE OF 307.0 FEET; THENCE SOUTH A DISTANCE OF 171.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS.

ALSO A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, AND MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST AND RUNNING THENCE NORTH (ASSUMED) ALONG THE QUARTER SECTION LINE, WHICH IS ALSO THE CENTERLINE OF NORTH SALISBURY STREET, A DISTANCE OF 322.3 FEET TO A ROAD NAIL IN THE BLACKTOP PAVEMENT AND THE PLACE OF BEGINNING; THENCE NORTH 89°46' WEST A DISTANCE OF 307.0 FEET TO AN IRON PIPE; THENCE DUE NORTH A DISTANCE OF 171.0 FEET TO AN IRON PIPE; THENCE SOUTH 89°46' EAST A DISTANCE OF 307.0 FEET TO A ROAD NAIL IN THE BLACKTOP PAVEMENT; THENCE DUE SOUTH A DISTANCE OF 171.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.21 ACRES, MORE OR LESS. LOCATED IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA, AND CONTAINING IN ALL 1.41 ACRES, MORE OR LESS.

EXCEPTING THEREFROM A STRIP OF GROUND SEVENTY-ONE (71) FEET WIDE OFF OF THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF GROUND:

A PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00°57' EAST OF AND ALONG THE CENTERLINE OF COUNTY FARM ROAD (ALSO KNOWN AS SALISBURY STREET) A DISTANCE OF 322.3 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°49' WEST A DISTANCE OF 314.54 FEET THENCE NORTH 02°00' EAST A DISTANCE OF 197.71 FEET TO THE SOUTH R/W LINE OF KENT AVENUE; THENCE SOUTH 89°23' EAST ON AND ALONG SAID SOUTH R/W LINE A DISTANCE OF 310.92 FEET TO THE AFORESAID CENTERLINE OF COUNTY FARM ROAD; THENCE SOUTH 00°57' WEST ON AND ALONG SAID CENTERLINE A DISTANCE OF 200.72 FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES, MORE OR LESS.

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

August 18, 2016  
Ref. No: 16-196

West Lafayette Common Council  
222 North Chauncey, Room 101  
West Lafayette, IN 47906  
ATTN: Clerk

#### CERTIFICATION

**RE: Z-2648--EMH & T (SAGAMORE PARK CENTRE PD)(PDNR & GB to PDNR):**

Petitioner is requesting rezoning of approximately 14.66 acres to expand the existing 65,729 square foot Payless store to approximately 92,050 square feet; rearrange and expand the parking lot from 521 spaces to 564 spaces, update the facades of the existing buildings, update the signage and landscaping for the site, and incorporate a Payless gas station currently under construction. The proposed two lot planned development is on Sagamore Parkway and Salisbury, West Lafayette, Wabash 7 (NW) 23-4. CONTINUED FROM THE JULY APC MEETING DUE TO A PUBLISHING ERROR FROM THE LAFAYETTE LEADER

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 17, 2016, the Area Plan Commission of Tippecanoe County voted 15 yes – 0 no to APPROVE the motion to rezone the subject real estate from PDNR to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan including incorporating condition #7 below;
2. PD construction plans per UZO Appendix 8-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;

6. Final design of the exterior patio shall come with the Final Detailed Plans, subject to approval by the Administrative Officer.
7. With the submission of the Final Detailed Plans, the section on Narrative Sheet PP2 titled "Building Areas" shall be modified to read: *"This project has existing buildings and shops. Each building area shall have a maximum signage area as indicated on sheets PP11 thru PP13. Maximum building height is indicated on sheets PP11 thru PP13. Future building expansions, additions and remodels may be accomplished through the minor modification process, subject to the approval of the Administrative Officer. Such expansions, additions and remodels must stay within the Building Setback Line (BSL) indicated on the Final Plat and cannot exceed 25% of the building's original gross floor area at the time of rezone approval and provided that approved greenspace and parking are not decreased."*

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its Tuesday, September 6, 2016 meeting.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: EMH & T  
Brixmore Properties  
Frontier Communications  
Comcast  
Vectren  
Duke Energy  
Indiana American Water

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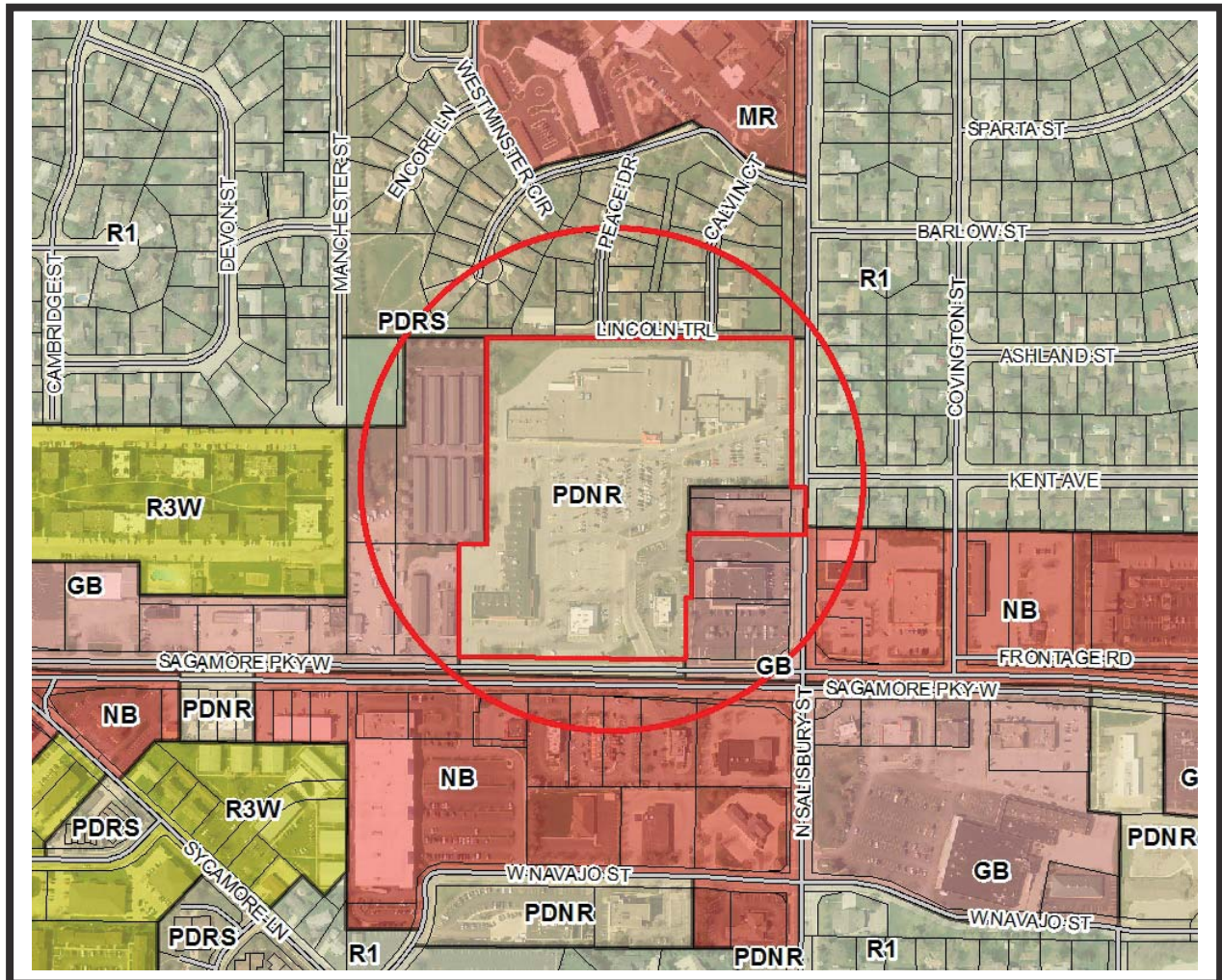
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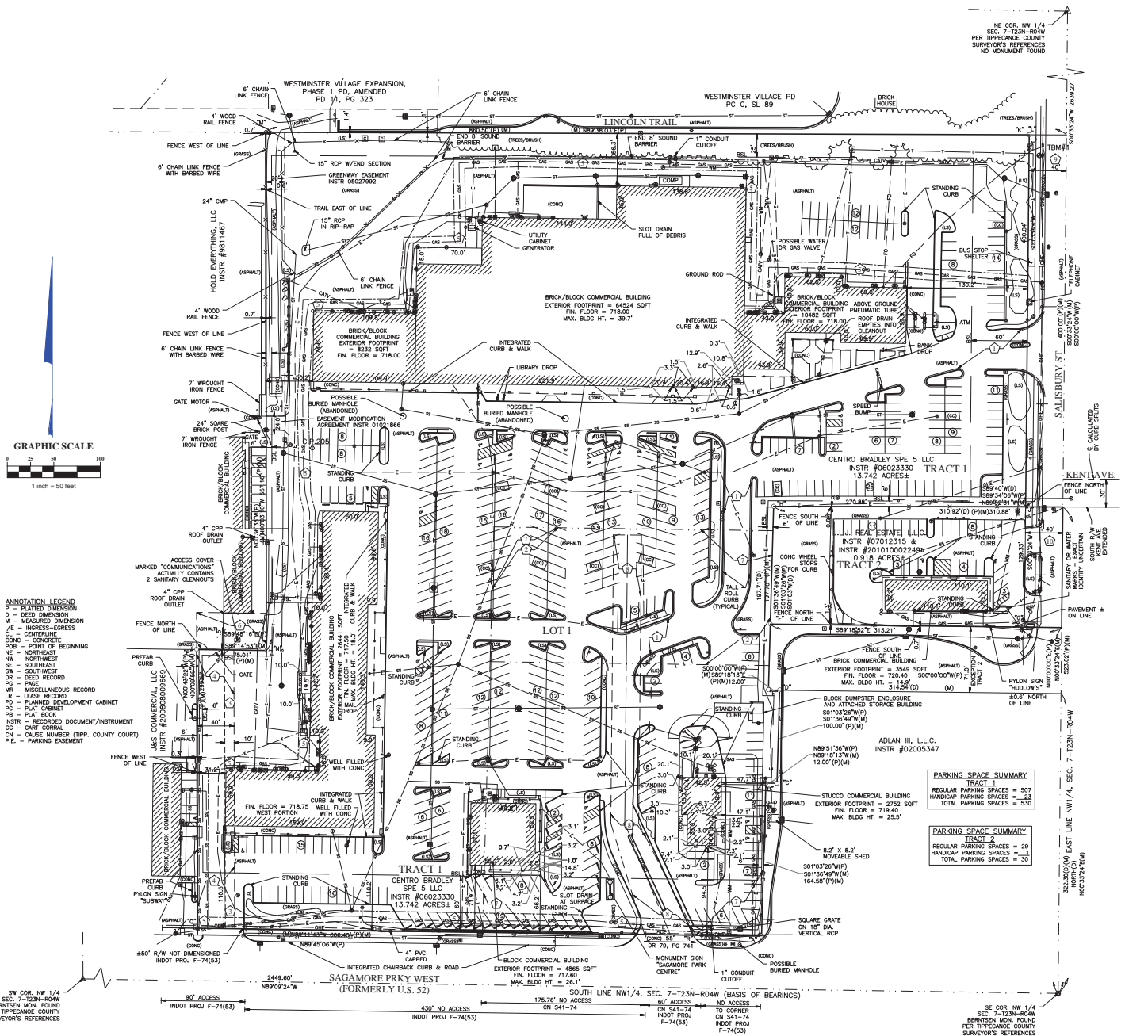
**Z-2648**  
**EMH & T (SAGAMORE PARK CENTRE PD)**  
**(PDNR and GB to PDNR)**

**STAFF REPORT**  
**August 11, 2016**

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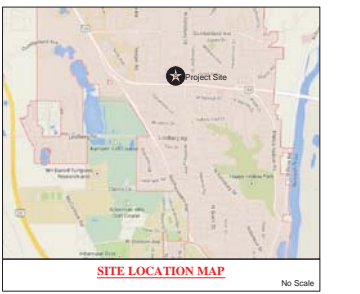
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**ANNOTATION LEGEND**  
 P = PLANNED DIMENSION  
 D = DEED DIMENSION  
 M = MEASURED DIMENSION  
 I/E = INGRESS-EGRESS  
 CL = CENTERLINE  
 CONC = CONCRETE  
 FSI = POINT OF BEGINNING  
 NW = NORTHWEST  
 NE = NORTHEAST  
 SW = SOUTHWEST  
 SE = SOUTHEAST  
 DR = DEED RECORD  
 MR = MISCELLANEOUS RECORD  
 LR = LEASE RECORD  
 PL = PLANNED DEVELOPMENT CABINET  
 PE = PLAT BOOK  
 INSTR = RECORDED DOCUMENT/INSTRUMENT  
 CC = CART CORNER  
 CH = CALLS NUMBER (TYP. COUNTY COURT)  
 P.E. = PARKING EASEMENT

**MONUMENT LEGEND**  
 \* = 3/4" REBAR FOUND NORTH 0.2' AND WEST 0.2' OF CORNER  
 DOWN 0.3' - BENT  
 \* = 5/8" REBAR WITH CAP STAMPED "DANIEL KOVERT 29300002"  
 FOUND DOWN 0.1'  
 \* = 5/8" REBAR WITH CAP STAMPED "DANIEL KOVERT 29300002"  
 FOUND 0.2' WEST OF CORNER DOWN 0.3'  
 \* = 5/8" REBAR WITH CAP STAMPED "DANIEL KOVERT 29300002"  
 FOUND 0.4' NORTH OF CORNER FLUSH  
 \* = 5/8" REBAR FOUND 0.6' NORTH OF CORNER DOWN 0.1'  
 \* = 5/8" REBAR IN CONCRETE FOUND 0.2' NORTH AND 0.1' EAST  
 OF CORNER UP 0.1' BENT  
 \* = 5/8" REBAR WITH CAP STAMPED "DANIEL KOVERT 29300002"  
 FOUND 0.3' NORTH AND 2.8' WEST OF CORNER DOWN 0.1'  
 \* = 3/4" REBAR WITH ALUMINUM CAP STAMPED "VESTER & ASSOC. PATRICK  
 N. CUNNINGHAM" FOUND 0.1' NORTH OF CORNER FLUSH  
 \* = RECENTLY INSTALLED 4" SQUARE WOOD FENCE CORNER POST FOUND  
 0.2' NORTH OF CORNER  
 \* = 3/4" IRON PIPE FOUND 0.1' NORTH AND 0.3' WEST OF CORNER DOWN  
 0.3' - BENT  
 \* = 3/4" REBAR WITH ALUMINUM CAP STAMPED "VESTER & ASSOC. PATRICK  
 N. CUNNINGHAM" FOUND 0.3' NORTH AND 0.1' EAST OF CORNER DOWN 0.1'  
 \* = 5/8" REBAR WITH CAP STAMPED "TRM COBE" SET FLUSH  
 \* = 5/8" REBAR FOUND 0.3' NORTH AND 0.4' EAST OF CORNER DOWN 0.1'  
 \* = 3/4" REBAR WITH ALUMINUM CAP STAMPED "VESTER & ASSOC. PATRICK  
 N. CUNNINGHAM" FOUND 0.4' NORTH AND 0.3' WEST OF CORNER DOWN 0.4'  
 \* = CUT "X" SET IN CONCRETE  
 \* = CONCRETE RIGHT-OF-WAY MARKER FOUND 0.3 FEET NORTH OF LINE AT  
 END OF RIGHT-OF-WAY ACCESS OPENING.



**INFORMATIONAL REFERENCES**  
 1/2' EASEMENT ALONG IMPROVED DRIVE  
 DR 79, PG 741  
 1/2' EASEMENT DR 79, PG 741  
 1/2" W/AVEN AND CONSENT TO ENCRACH  
 DR 83, PG 288  
 40' W/ EASEMENT ACROSS SUBJECT  
 TRACT 1, DR 80, PG 279  
 APPROXIMATE LOCATION OF 12" GAS LINE  
 EASEMENT, DR 81, PG 283  
 40' W/ EASEMENT ACROSS ADJONER  
 DR 80, PG 279  
 PROPERTY RESTRICTIONS - NO FOOD STORES OR  
 SELLING FOR OFFSITE CONSUMPTION  
 DR 83, PG 288  
 VARIABLE WIDTH 1/2' EASEMENT DR 79, PG 741  
 RIGHT-OF-WAY INDICATION FOR SALISBURY ST  
 ALONG SUBJECT TRACT 1, DR 81, PG 283  
 NO DEDICATION OF RIGHT-OF-WAY FOUND OR  
 PROVIDED FOR THIS SURVEY; WIDTH SHOWN  
 IS PER TIFPACANCE COUNTY THROUGHFARE PLAN

**LEGEND**

[Symbol]	Cable TV Pedestal	[Symbol]	Fuel Tank Fill Cover
[Symbol]	Cable TV Box	[Symbol]	Roof Drain
[Symbol]	Fiber Optic Pedestal	[Symbol]	Curb Inset
[Symbol]	Fiber Optic Manhole	[Symbol]	Catch Basin
[Symbol]	Fiber Optic Marker Post	[Symbol]	Storm Manhole
[Symbol]	Telephone Pedestal	[Symbol]	Storm Manhole w/ Grate Lid
[Symbol]	Telephone Manhole	[Symbol]	Sanitary Manhole
[Symbol]	Utility Pole	[Symbol]	Sanitary Cleanout
[Symbol]	Utility Pole w/ Drop (Shows Direction)	[Symbol]	Vertical Conduit
[Symbol]	Traffic Manhole	[Symbol]	Sign
[Symbol]	Traffic Signal Pole	[Symbol]	Number of Parking Spaces
[Symbol]	Light Pole	[Symbol]	Handicapped Parking
[Symbol]	Spot/Vapor Light	[Symbol]	Flag Pole
[Symbol]	Air Condition Unit	[Symbol]	Mail Box
[Symbol]	Day Anchor	[Symbol]	Monitoring Well
[Symbol]	Electric Pedestal	[Symbol]	Underground Electric
[Symbol]	Electric Transformer	[Symbol]	Underground Gas
[Symbol]	Gas Valve	[Symbol]	Overhead Utilities
[Symbol]	Gas Meter Post	[Symbol]	Underground Storm
[Symbol]	Gas Marker	[Symbol]	Underground Sanitary
[Symbol]	Water Meter	[Symbol]	Underground Cable TV
[Symbol]	Hydrant	[Symbol]	Underground Communications
[Symbol]	Post Indicator Valve	[Symbol]	Underground Fiber Optic
[Symbol]	Fire Department Connection	[Symbol]	Unidentified Underground Utility
[Symbol]	Water Valve	[Symbol]	Flow Line
[Symbol]	Irrigation Control Box	[Symbol]	Flow Line
[Symbol]	Gas Pump	[Symbol]	Cart Corner
[Symbol]	Concrete Right-of-Way Marker	[Symbol]	

**PARKING SPACE SUMMARY**  
 TRACT 1  
 REGULAR PARKING SPACES = 507  
 HANDICAP PARKING SPACES = 23  
 TOTAL PARKING SPACES = 530

**PARKING SPACE SUMMARY**  
 TRACT 2  
 REGULAR PARKING SPACES = 29  
 HANDICAP PARKING SPACES = 1  
 TOTAL PARKING SPACES = 30

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/ACSM  
 LAND TITLE SURVEY  
 FOR  
**KROGER JB24**  
 SAGAMORE PARK  
 CENTRE  
 WEST LAFAYETTE, IN

PREPARED BY: **EMH**  
 ENGINEERING & MAPPING, INC.  
 1000 S. W. 10TH AVENUE, SUITE 200  
 WEST LAFAYETTE, IN 47996  
 PHONE: 317.737.2200  
 FAX: 317.737.2201  
 WWW.EMHINC.COM

JOB NO: 2014-1717

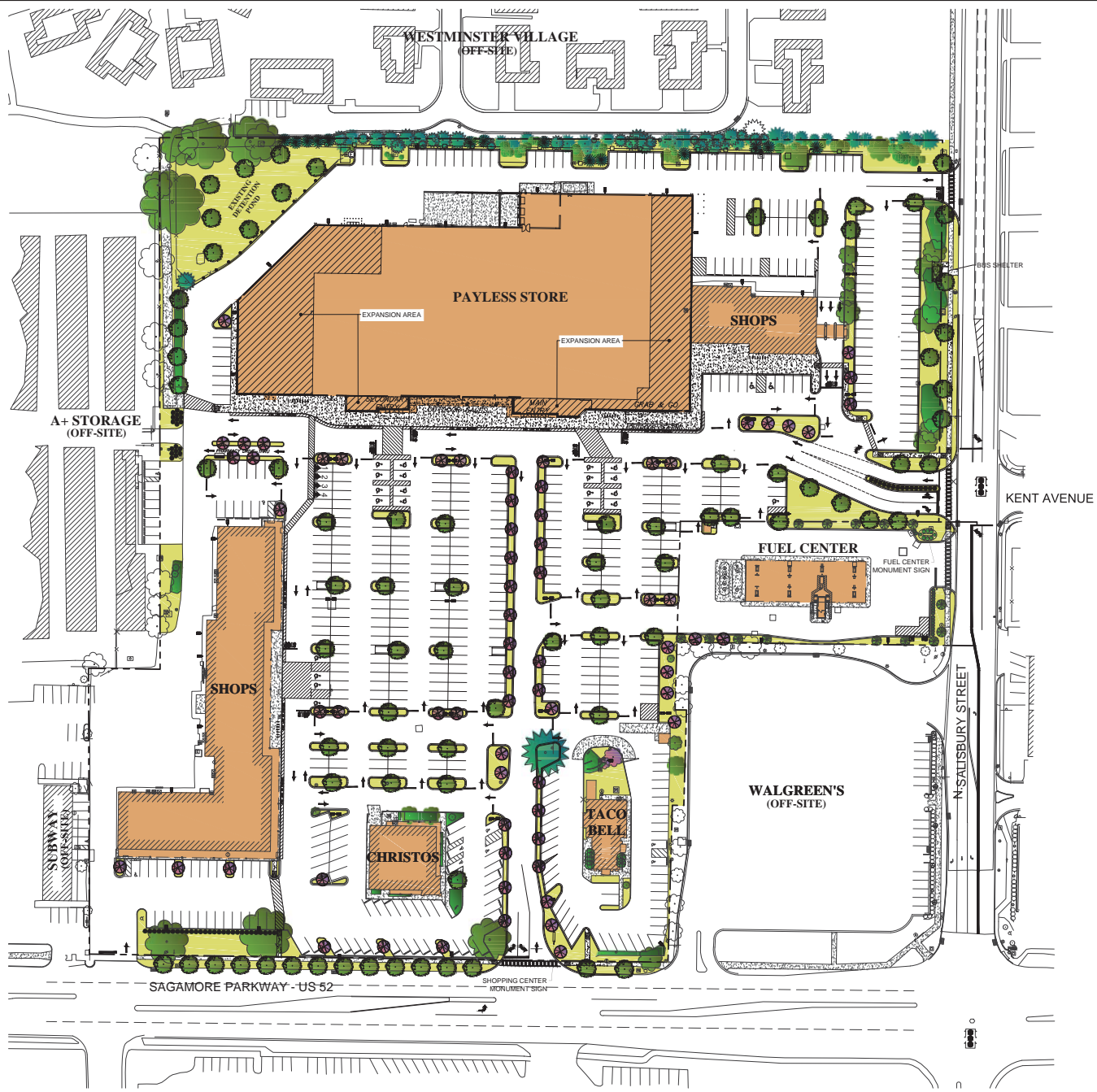
DATE: APRIL 21, 2015  
 SCALE: AS NOTED

TITLE: ALTA/ACSM LAND TITLE SURVEY

Sheet: 1



J:\20160317\Dev\08\Sketch\Exhibit\Exhibit Landscape Plan\20160317 - 01-revision.dwg Last Saved By: mps/rls 7/7/2016 11:05 AM Last Printed By: Reynolds, Rick 7/7/2016 12:51



NO.	DATE	DESCRIPTION	BY



PREPARED FOR:  
 CONSTRUCTION PLANS  
 FOR  
**PAY LESS #824  
 SAGAMORE PARK  
 CENTRE**  
 WEST LA VAYETTE, INDIANA 47966  
 PROJECT MANAGER: JIM KIRBY  
 PHONE: 317.948.4171 FAX: 317.948.4182

DATE: July 07, 2016  
 SCALE: As Noted  
 TITLE: LANDSCAPE EXHIBIT  
 SHEET **LX1**



JOB NO. 2016-0317

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Z-2648

**BRIXMOR PROPERTY GROUP  
SAGAMORE PARK CENTRE PLANNED DEVELOPMENT  
PDNR AND GB TO PDNR**

Staff Report  
August 11, 2016

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner/Owner, represented by attorney Joseph Bumbleburg, is requesting PDNR zoning on approximately 14.66 acres to expand the existing 65,729 square foot Payless store to approximately 92,050 square feet, rearrange and expand the parking lot from 521 spaces to 564 spaces, update the facades of the existing buildings, update the signage and landscaping for the site, and incorporate a Payless gas station currently under construction. The proposed two lot planned development (with Lot 1 containing grocery store, the other retail building and the two stand-alone restaurant buildings, and Lot 2 containing the gas station currently under construction) is bounded by Sagamore Parkway and Salisbury Street in the City of West Lafayette; Wabash 7(NW)23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The Sagamore Park Centre has a long zoning history. Prior to 1977, the site was zoned General Business (GB). Soon after Z-822 established PDC zoning creating Sagamore Park Centre, the first planned development to be approved after the PD chapter was added to the old UZO. Twelve years later the site was rezoned (under Z-1396) to PDC again, followed by a reclassification to PDNR with the coming of NUZO. In 2001, the property was rezoned again to PDNR (under Z-2049) to allow for an expansion of development and to modify the signage package. Commercial zoning dominates along Sagamore Parkway.

**AREA LAND USE PATTERNS:**

Commercial land uses line either side of Sagamore Parkway with residential and retirement home uses found to the north and northeast. Sagamore Parkway has long been a major local and regional commercial corridor for the community.

**TRAFFIC AND TRANSPORTATION:**

Sagamore Parkway, which remains under INDOT jurisdiction, is designated as a divided primary arterial and Salisbury Street is designated as a primary arterial according to the adopted *Thoroughfare Plan*. The existing planned development was approved for 521 parking spaces at a ratio of 4.42 spaces per 1,000 square feet of GFA. Given the total retail GFA expansion (from 117,966 square feet to 133,429 square feet) the project is increasing the parking amount to 564 spaces with a ratio of 4.23 per 1,000 square feet of GFA. Entrances into the site (from Sagamore Parkway and Salisbury Street) are being modified to better align with commercial entrances across streets and pedestrian connections from the perimeter sidewalks into the site are being added. Salisbury Street itself will get a new median and stop light along the eastern boundary of the site in order to improve traffic flow and safety. Additionally, 56 bicycle parking spaces are being included. Loading and trash removal will continue as they have been behind the buildings.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana American water are available to serve the site. While overall greenspace is slightly decreasing as a result of this proposal (14.78% currently and 13.21% proposed), the buffering and parking lot islands are more than adequate, particularly the buffer and fence along

the northern boundary with Westminster, which is to be enhanced with this proposal. The existing storm water management pond in the northwest corner will be upgraded per the direction of the city engineer.

#### **STAFF COMMENTS:**

The Planned Development process has served the city well over the years relative to the Sagamore Park Centre project. The design and signage standards approved with the original PD and subsequent rezones have allowed the project to grow and change while giving the community a clear sense of what the development limitations were. Being such a prominent commercial center for the city, staff was pleased that the developer again chose the Planned Development process to develop under as they formulated their plans. The proposed project expands the existing Payless grocery store over 26,000 square feet and allows for modest expansions of the other existing retail building. The two main retail buildings themselves will be reskinned with new facades and the signage program will be updated including a new monument sign along Sagamore Parkway (generally in keeping with the size of the existing one) and a new lower-profile monument sign along Salisbury Street to serve the gas station.

The gas station, currently under construction will be folded into this new PD on its own lot and will architecturally conform to the new themes being implemented on the main shopping center buildings. The new landscaping, new pedestrian connections, the addition of an outdoor café space extending from the Payless and the added bicycle parking facilities all make for a welcome update to this commercial center. Staff supports this proposed update and expansion of this popular shopping center and recommends approval.

#### **STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan including incorporating condition #7 below;
2. PD construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
6. Final design of the exterior patio shall come with the Final Detailed Plans, subject to approval by the Administrative Officer.
7. With the submission of the Final Detailed Plans, the section on Narrative Sheet PP2 titled "Building Areas" shall be modified to read: *"This project has existing buildings and shops. Each building area shall have a maximum signage area as indicated on sheets PP11 thru PP13. Maximum building height is indicated on sheets PP11 thru PP13. Future building expansions, additions and remodels may be accomplished through the minor modification process, subject to the approval of the Administrative Officer. Such expansions, additions and remodels must stay within the Building Setback Line (BSL) indicated on the Final Plat and cannot exceed 25% of the building's original gross floor area at the time of rezone approval and provided that approved greenspace and parking are not decreased."*