

feet wide by 35 feet deep with a height clearance of 14 feet. One such loading area shall be required for each 20,000 gross square feet of floor area or part thereof. Accordingly, 11 loading areas are required whereas only one (1) is proposed.

3. Section 154.010 (B)(14)(a-c) requires trash enclosures to be enclosed on three sides by masonry walls and be compatible with the architectural scheme of the development, the enclosure gates shall be constructed of solid welded steel panels and landscaping consisting of six-foot-high evergreen trees shall be installed to screen the perimeter of the masonry walls whereas the plan proposes a vinyl fence and gates with no evergreen screening.
4. Section 154.015(A)(8)(b) permits a maximum of 0.9 foot-candles in parking areas and walkways for non-residential uses whereas the plan proposes a maximum of 4.4 foot-candles.
5. Section 154.015(A)(4)(a) requires the building layout be constructed in a manner to position at least 50% of the building façade along Route 73 Corridor required front yard building setback (100') whereas the building is set back 135.3'.
6. Section 154.015(A)(4)(a) requires trash receptacles and refuse areas be enclosed with solid walls that match the façade of the building or buildings it serves. Gates and doors that provide access shall compliment the color scheme of the walls. The doors shall be constructed of a solid material like metal or wood. Landscaping shall be utilized to soften the appearance of any such wall. The plan proposes a vinyl fence and gates with no evergreen screening.
7. Section 154.006(A)(8)(a)(5) requires a continuous earthen berm constructed to a minimum of six feet above the final design elevation of the adjoining proposed non-residential or the adjoining residential property, whichever is higher in elevation. The minimum berm height of six feet shall be maintained along the entire length of the buffer area unless it is determined by the Board that a discontinuation or break in the berm design can be accommodated without impacting the effectiveness of the intended screen to the adjacent residential use. There are no berms proposed along residential boundaries.
8. Section 154.006(A)(8)(a)(6) requires a continuous six-foot-high decorative solid wood or vinyl fence be provided along the top of the berm. The fencing shall also be constructed such that the decorative side of the fence faces the residential boundaries.
9. Section 154.006(A)(8)(b) requires that plantings shall generally be located on the upper elevations of the berm and planted on a continuous four-inch-deep shredded hardwood mulch bed. There is no berm proposed.
10. Section 154.006(A)(8)(b) requires that in situations where exiting vegetation can be preserved within the 50-foot buffer, existing vegetation shall be supplemented with a continuous six-foot- high decorative solid wood or vinyl fence. No fence is proposed.

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): December 8th

ADJOURNMENT