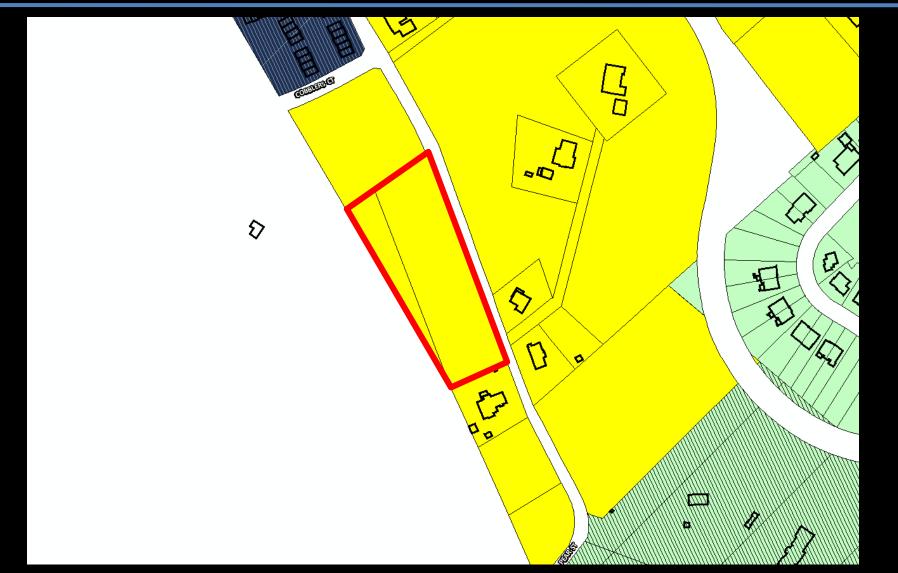
Rezoning and SUP – 465 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)





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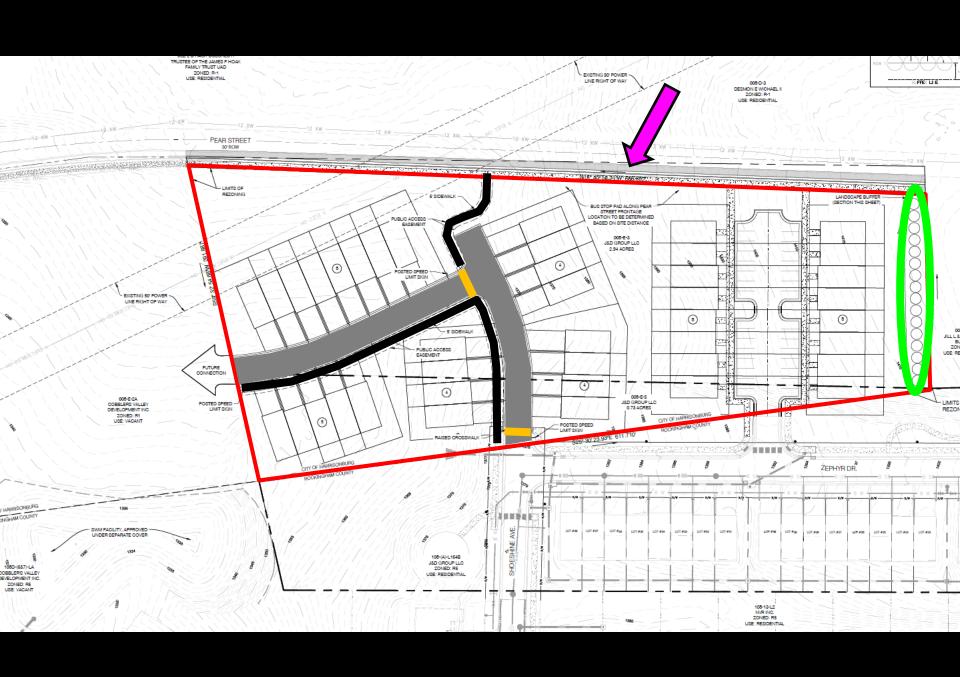






Proffers Summarized

- 1. No more than 41 units.
- 2. Vehicular connection/Private Street Connection to Cobbler's Valley development.
- 3. Provide 5-foot-wide sidewalk along the private drives as generally depicted on the concept plan.
- 4. Pear Street improvements.
- 5. So long as sight distance can be met, provide easement for a bus shelter and construct a pad for HDPT.
- 6. Landscape buffer adjacent to existing single family residence.
- 7. Install and maintain speed limit sign not to exceed 15 mph.
- 8. Install and maintain raised crosswalks.
- 9. Public access easement encompassing the 5-foot-wide sidewalk.



Recommendation

Staff and Planning Commission (7-0) recommends approval for both the rezoning and SUP and to allow 48 months to initiate the SUP.