

### Issues to be Resolved

1. The proposal is conditional on the approval of the zoning map amendment (Z2021-1) to amend the zone from R-15 to B-2. UNDERSTOOD
2. Water and Sewer Department comments dated 3/2/2021 should be addressed. DONE
3. Engineering comments dated 3/1/2021 should be addressed. DONE
4. The site plan should show the dimensions of the driveway with at the narrowest point between the concrete walk in front of the building and the edge of the parking spaces. A minimum 24 ft width is required (40.03.04). DONE
5. The site plan should be revised to show the location of two EV charging stations (40.02.01). DONE ON S-1 @ SOUTH HC SPACE
6. The site plan should be revised to show the location of one loading space (40.06). DONE
7. The site plan should be revised to comply with the minimum side yard setback considering Section 13.03.05A. DONE SEE ZONING TABLE
8. The applicant should be aware that there is insufficient parking for a building containing only medical office uses. UNDERSTOOD
9. The site plan should be revised to include a zoning table for yard, bulk, and parking requirements. DONE
10. A landscaping plan depicting the specie and plant quantities should be submitted to verify compliance with buffer requirements between different land uses (40.30.07). DONE SEE D-2
11. A lumen plan should be submitted to ensure there is no reflect or glare onto adjacent residential properties (40.30.08). BEING PREPARED -

### Staff Recommendations

Upon the applicant resolving the issues listed above, staff recommends approval of the site plan subject to the following notes, conditions, and/or modifications:

1. Prior to the issuance of building permits:
  - a. Site development plans and architectural plans including interior floor plans shall be submitted to PCD Staff to verify compliance with this site plan approval and the Middletown Zoning Code. UNDERSTOOD
  - b. Any outstanding staff and department comments shall be addressed.

UNDERSTOOD