



finished floor elevation for buildings be at or above the 1% annual flood probability, as required by FEMA, in-lieu of a minimum of two feet above it, as required by City Code.

The site contains many trees that will need to be removed in order to accommodate the planned uses. The PUD allows for the removal of up to 60% of the diameter inches of all protected trees on the site without being subject to the tree replacement requirements. City code allows for removal of up to 30% of the diameter inches without replacement. The PUD does not provide an exception for the removal of monarch trees.

The facility proposes two types of parking areas - paved parking which will meet City code requirements and an unimproved 'festival' parking area which will not. The paved parking will serve the restaurant/bar facility and the unimproved parking area will serve the music venue. Paved drive aisles will provide access to all the buildings on the site and to the entrance to the festival parking area. The festival parking area is designed for use only during concerts and special events, which will generally occur several times each week during the outdoor music season.

The site will be allowed two pylon signs - one for the restaurant/bar and one for the music venue. The restaurant/bar sign will be subject to height and display area criteria of the City code, while the music venue sign will be allowed to be taller, with a larger display area, including an electronic messaging center display.

Operation of the venue may exceed the noise levels established by the City's noise ordinance. The City Council approved on first reading a revision to this ordinance, at their January 11, 2018 meeting, to provide an exemption for events at this location.

The Planning and Zoning Commission held a public hearing at their meeting on January 10, 2018 and there were no speakers in support or in opposition to the proposed PUD. The Commission voted 7-0 to recommend approval.