

CONDITIONS OF APPROVAL:**Engineering - PUD Plan Checklist****General Comments****1. D. Statement of Impacts**

- Append impact 2) with "and will be fiber optic interconnected in conduit with the traffic signals at 3rd & Bridge, and at 2nd & Main.

2. F. Development Plan

- The applicant has provided a Circulation Plan for all new development(s) and redevelopment(s) (Section 3.1.3 of Street Specs). The applicant shall, prior to development plan post-PC approval, further investigate signal revisions at 1st & Main to mitigate LOS F northbound.

For application at the site plan stage, the applicant shall meet the following off-site improvement milestones:

2nd & Bridge signalization with interconnections, Franklin Road striping revisions, 1st & Main signal revisions per development plan investigations - plans and coordinated timings approval prior to issuance of initial grading permit, installation completed and accepted prior to issuance of the first Certificate of Occupancy.

Planning**General Comments****3. Review Proces**

- If significant changes to the development plan are warranted through the Historic Zoning Commission (HZC) review process and these changes trigger an amendment to the approved PUD Development Plan per zoning regulations and, in the opinion, of the Planning Director, said changes are significant, a development plan revision shall be required to go back to the Planning Commission and/or the BOMA for approval.

4. Offset agreements

- Staff will require the itemized costs associated with each offset/reimbursement request to be submitted for review and approval prior to the development plan being placed on a BOMA agenda.

[Harpeth Square Development Plan.pdf](#)**5. Modification of Standards**

- LSR is not something that can be requested to be changed by a modification of standards or a design modification. The applicant shall revise plans to comply with the LSR for SD-X zoning districts.

Also, a request for festival lights would be considered a modification of standards, not a design modification, and will be presented to FMPC and BOMA accordingly. The applicant shall revise plans to make note of this correction.

6. Transitional features

- The applicant shall revise elevations and site plans to make the section of the building at 1st Avenue North and Main Street further comply with transitional features. Specifically the fourth level shall be recessed from the Main Street facade the depth of the Landmark Books building.

7. Transitional features

- The applicant shall revise the elevations and plans for the 1st Avenue facade to further comply with transitional features. Specifically, near the corner of 1st Avenue and Main Street, the fourth story shall be recessed for the length of the adjacent restaurant and parking lot property, or until the building has a change in materials from glass to masonry-type material.

8. Transitional features

- The applicant shall add a port a cachere on the side of the hotel facing the Heritage Foundation building, to help create a transitional height element between the two buildings.

Zoning**General Comments****9. Map Revisions**

- The City has received revised FEMA flood maps. These maps now show the northern corner of this property is located in the FFO/FWO which coincide at this location. Although these maps have just been received and have not been finalized by FEMA and

adopted by the City, the applicant may be required by FEMA to document any proposed disturbance in the FFO and FWO. This documentation could include a LOMR and a no rise certification.