

5. *The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.*
6. *The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.*

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff, including, but not limited to, the following:
 - a. Finalizing the storm sewer connection with Innovation Hills;
 - b. Resolving the traffic signal design issues along Hamlin Road, as noted in the engineering review letter; and
 - c. Addressing the outstanding comments in the ASTI review letter related to finalizing the environmental clean-up details of the site.
2. Provide a landscape bond for landscaping and irrigation in the amount of \$454,332.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
3. Final tree placements in the open space area between Parcel A and Parcel B and north of the northern-most apartment buildings to be field located.
4. Treatment of the grass area between the northern-most apartment buildings and the proposed tree buffer as either mowed lawn or natural area to be decided in consultation with the adjacent homeowners prior to construction.
5. Submit a revised plan for the swale to clarify the grading and drainage along the north property line, to be approved by staff prior to final approval.
6. Submit an updated landscaping plan that changes deciduous trees to evergreen in the encapsulation area, to be approved by staff prior to final approval.