



Louisville Metro Planning Commission Public Hearing - September 17, 2020

Louisville Metro Land Development & Transportation Committee - August 27, 2020

Neighborhood Meeting - June 18, 2020

Docket No. 20-ZONE-0055

Proposed zone change from EZ-1 to C-2 and Conditional Use Permit to allow a plasma collection center in the existing shopping center located at 2809 West Broadway

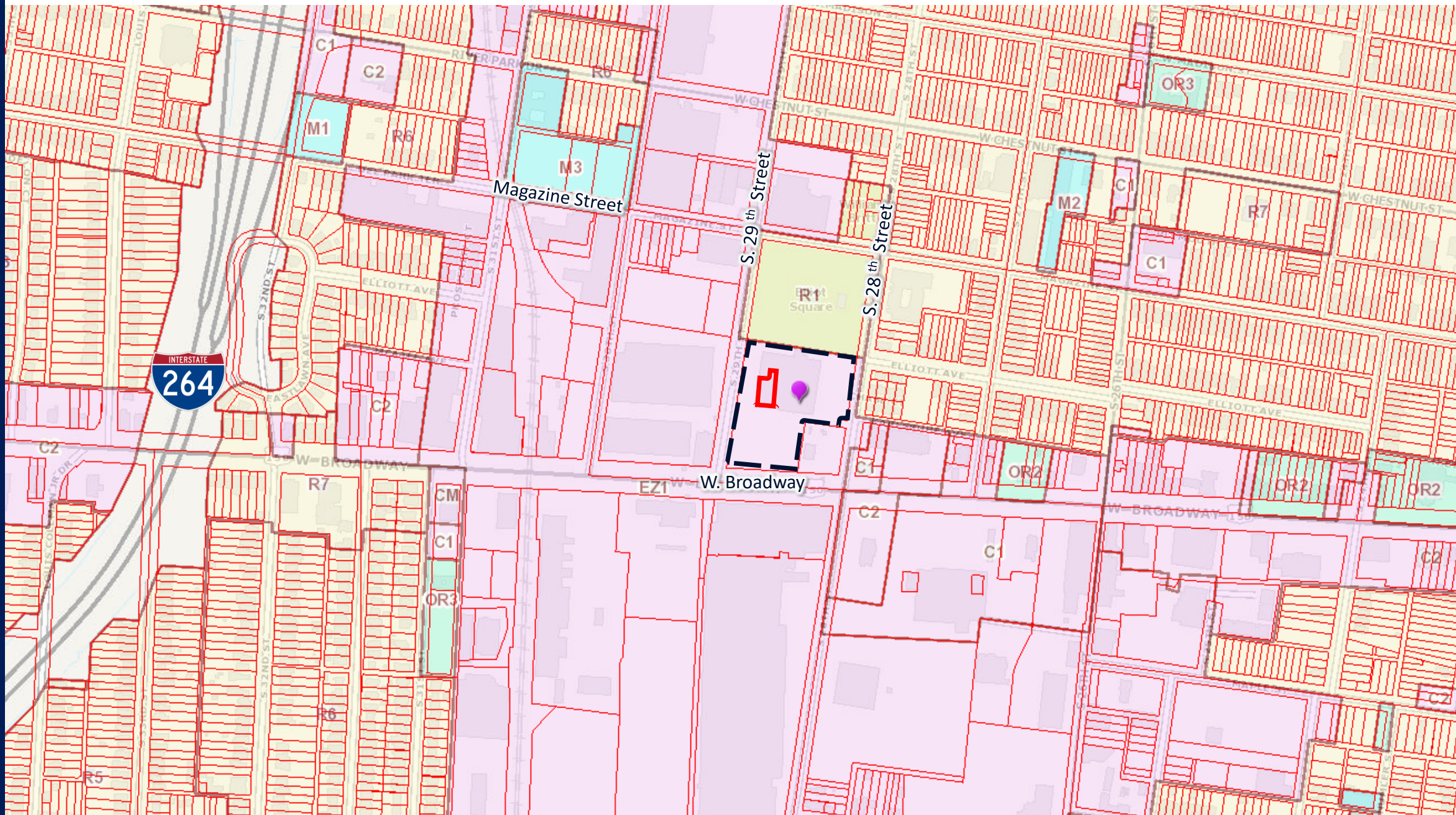
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Tab 1 LOJIC Zoning Map

Zone change and CUP area are outlined in red, and the entire site is outlined in black. The zone change and CUP area is approximately 0.25 acres.

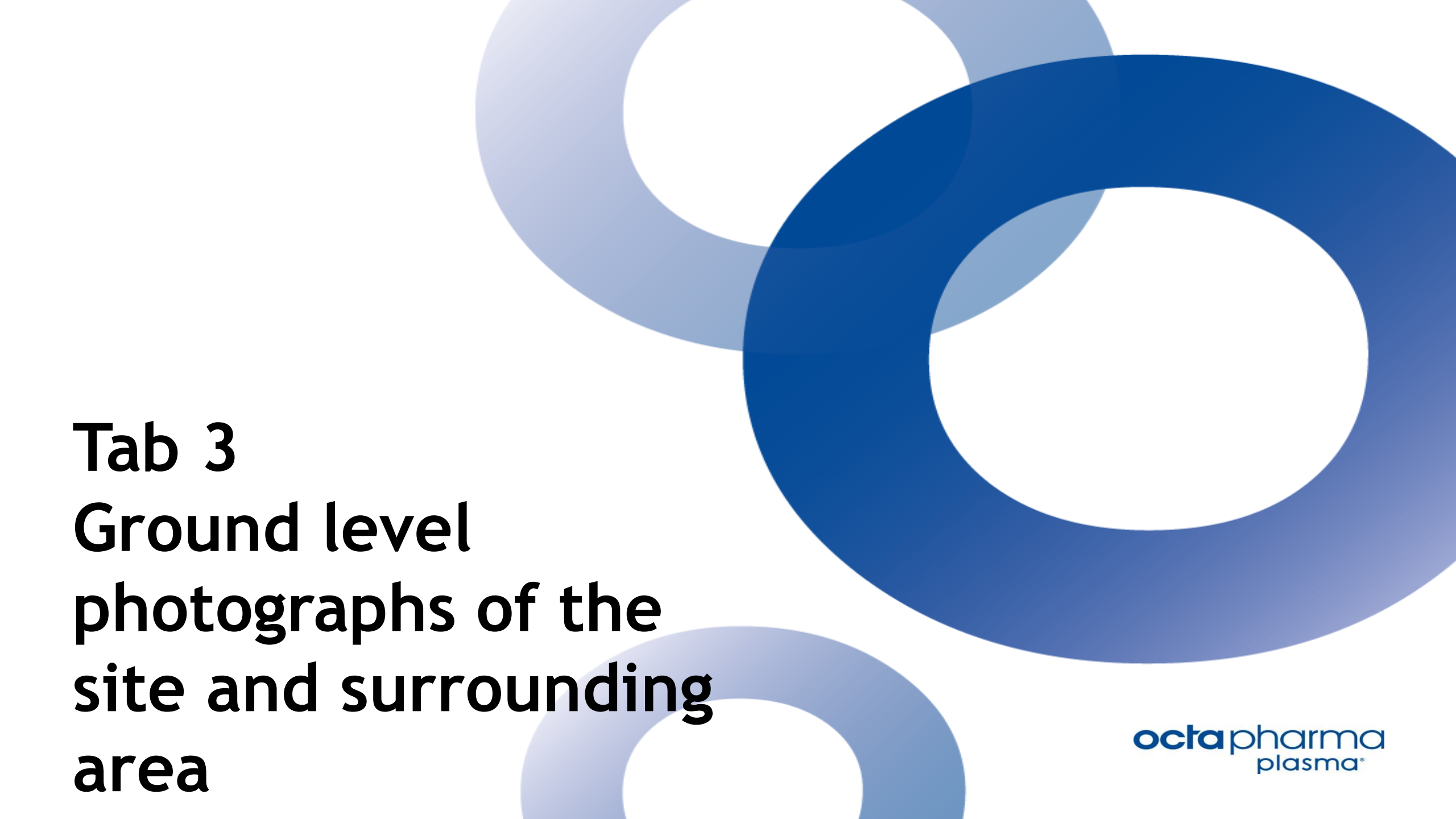




Tab 2
**Aerial photograph of
the site and
surrounding area**

Zone change and CUP area are outlined in red, and the entire site is outlined in yellow. The zone change and CUP area is approximately 0.25 acres.





Tab 3
Ground level
photographs of the
site and surrounding
area



Looking east down W. Broadway from S. 29th Street. Site is to the left.



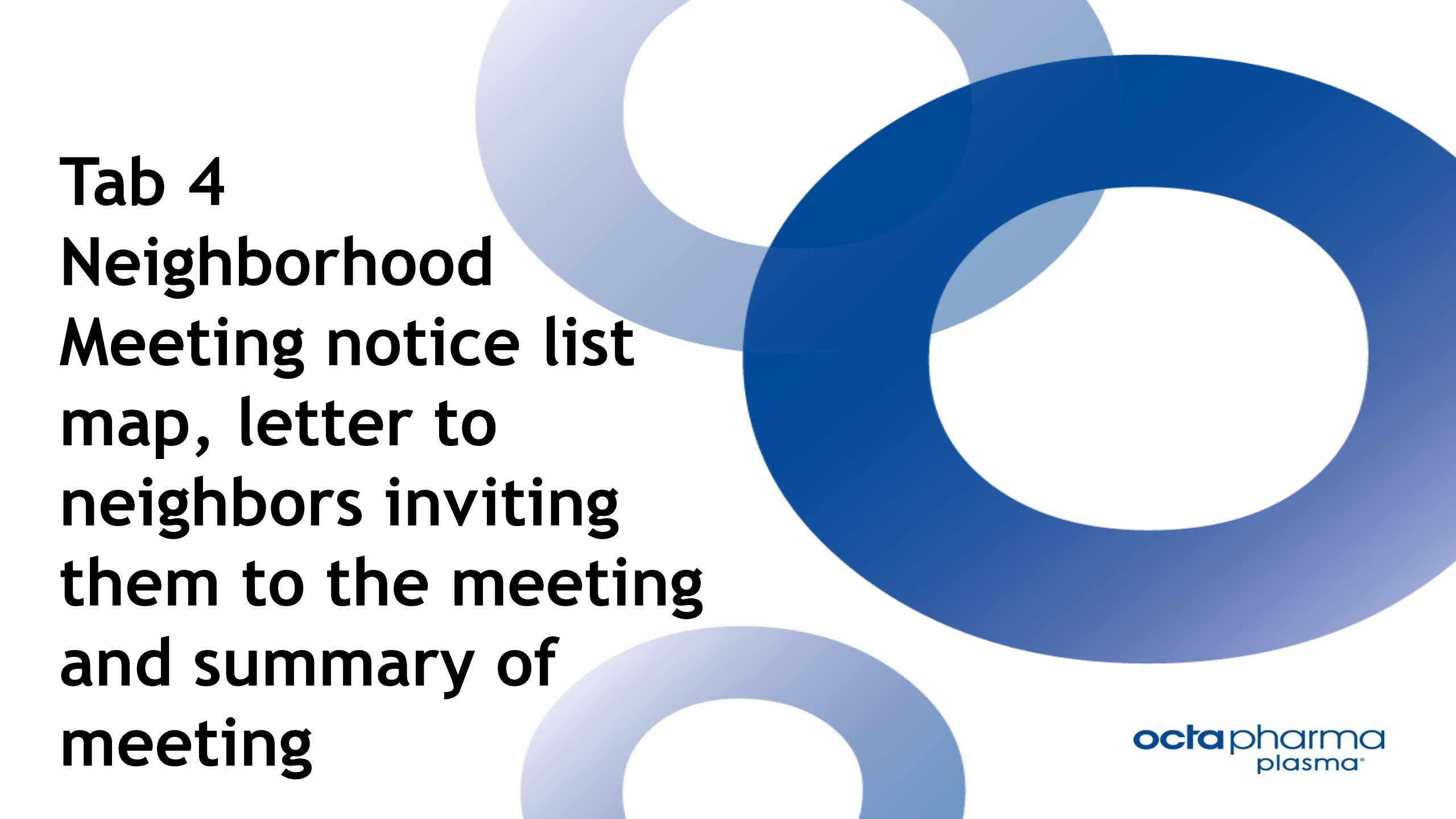
Looking northeast towards site from S. 29th Street.



View of site from parking lot



Looking west down W. Broadway from S. 28th Street. Site is to the right.

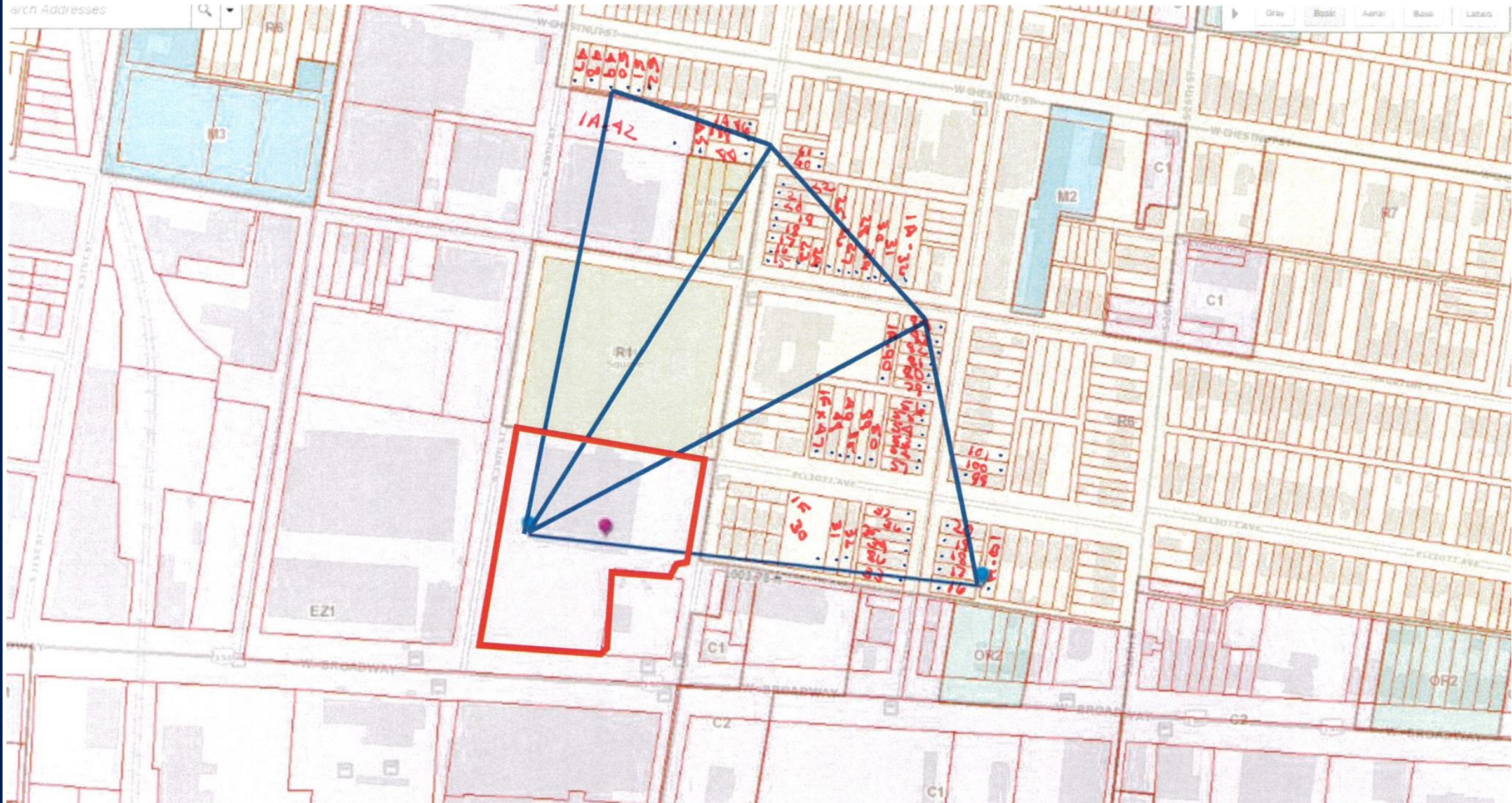


**Tab 4
Neighborhood
Meeting notice list
map, letter to
neighbors inviting
them to the meeting
and summary of
meeting**

Adjoining property owner notice list map wherein 40 neighbors plus those on the DPDS "interested party list" were invited to the neighborhood meeting and subsequent LD&T and Planning Commission public hearing.

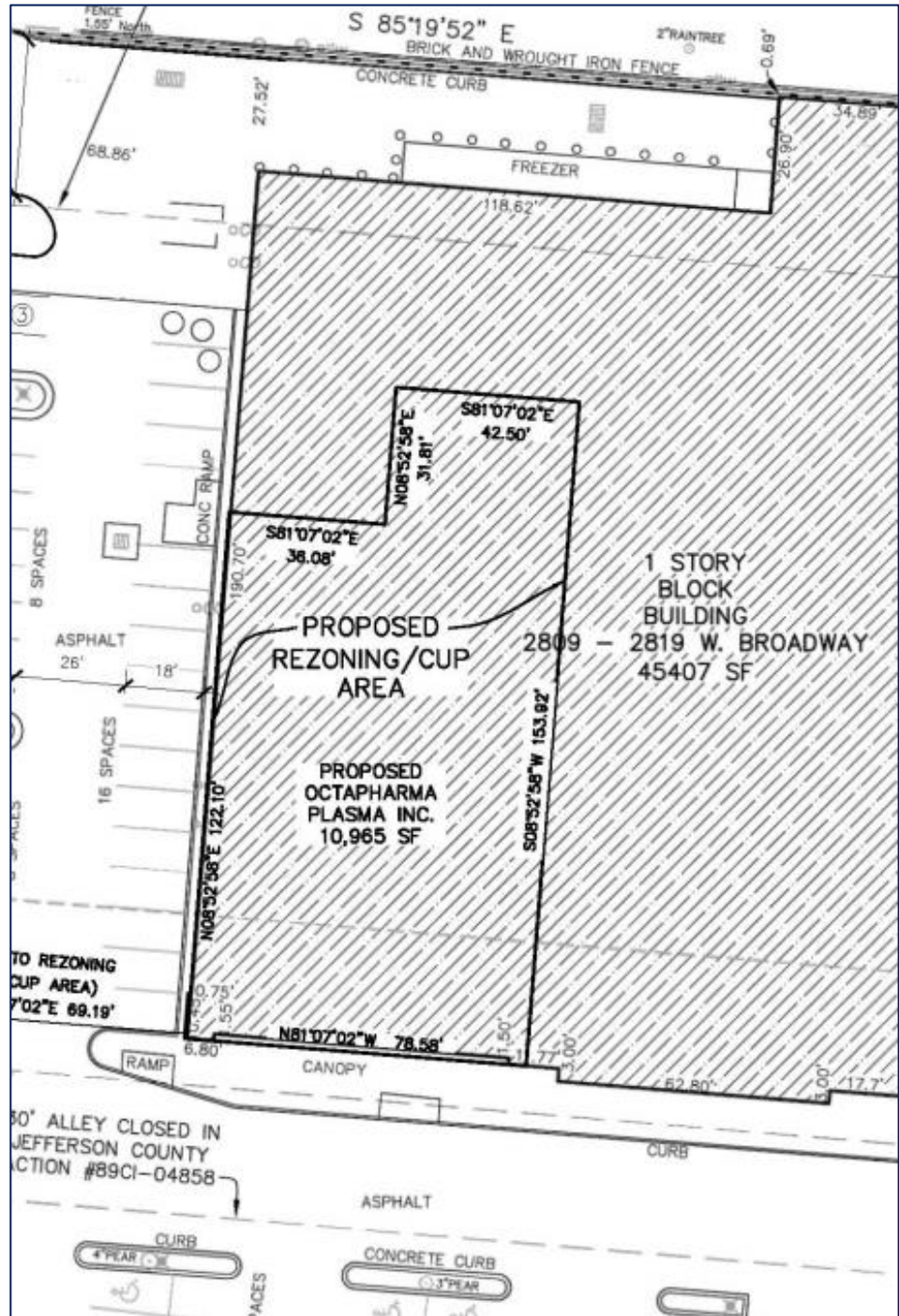


Adjoining property owner notice list map wherein 50 neighbors were added at the request of the LD&T committee.





Tab 5 Development Plan



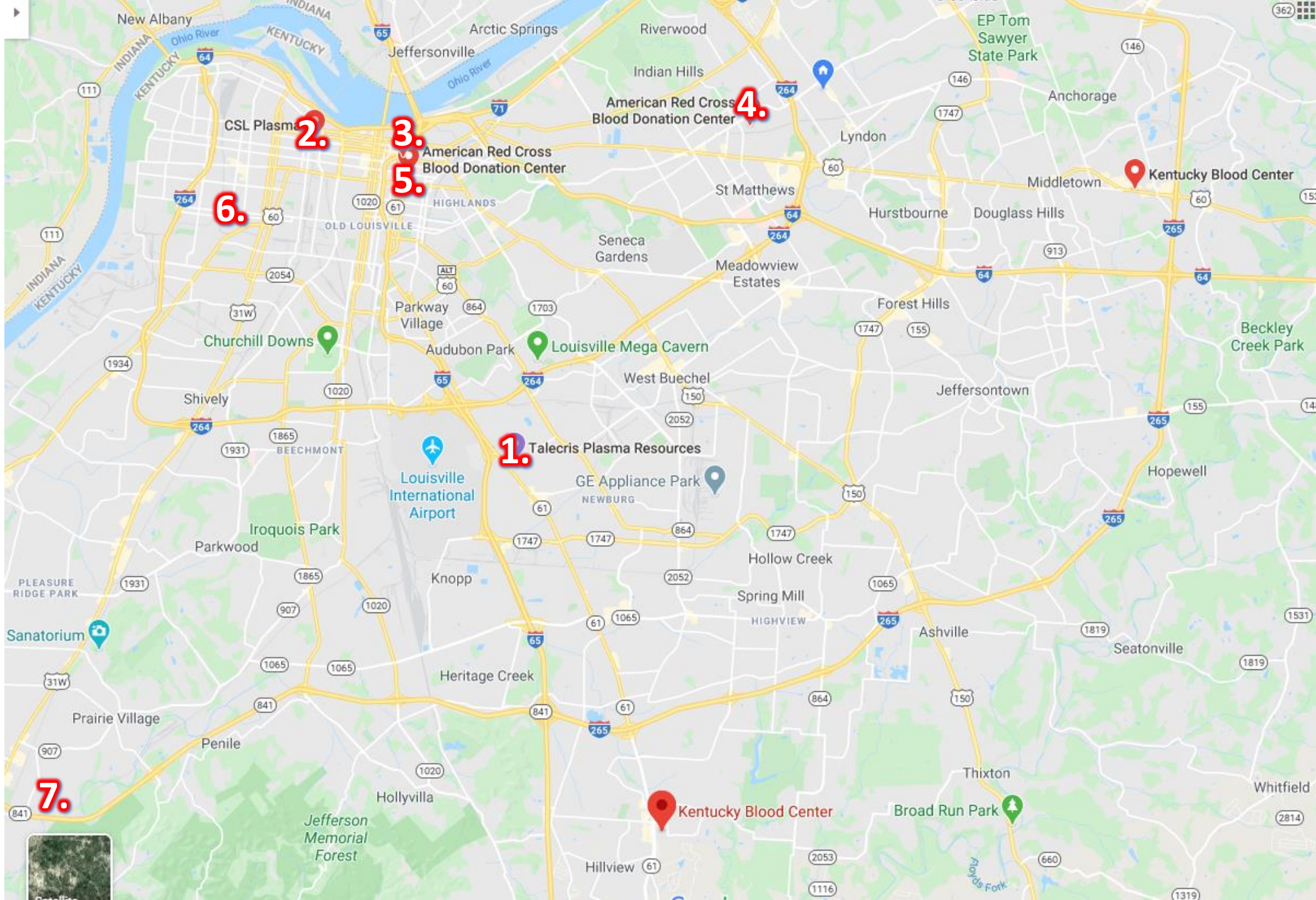


Tab 6

About Octapharma

Plasma Center Locations

1. Talecris Plasma Resources
5037 Preston Hwy.
Louisville, KY 40213
2. CSL Plasma
1407 W. Jefferson Street
Louisville, KY 40203
3. Interstate Blood Bank, Inc.
333 S. Preston Street
Louisville, KY 40202
4. American Red Cross Blood Donation Center
291 N. Hubbards Ln.
Louisville, KY 40207
5. American Red Cross Blood Donation Center
520 E. Chestnut Street
Louisville, KY 40202
6. Flat Rate Plasma Donor Center
1258 Catalpa Court
Louisville, KY 40211
7. American Red Cross
10936 Dixie Hwy.
Louisville, KY 40272



Octapharma Plasma: In the Community



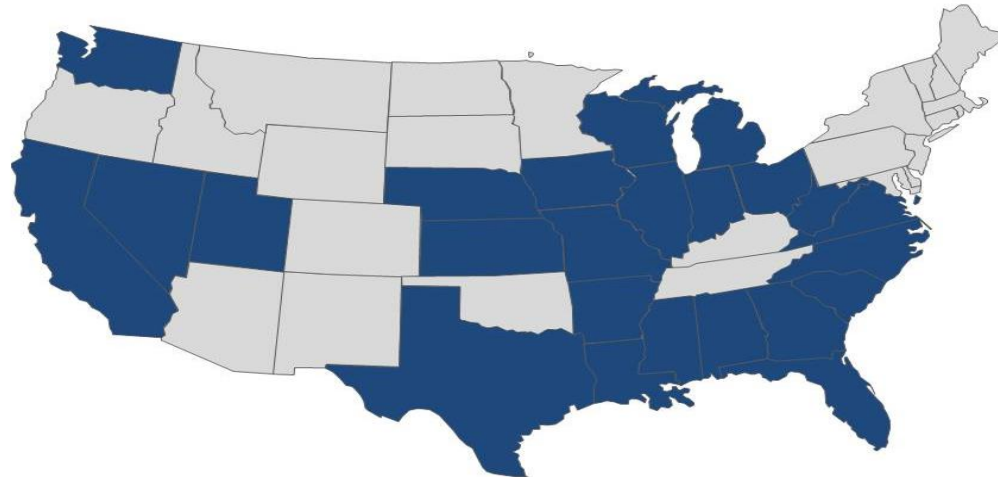
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Plasma makes it possible.



Octapharma Plasma Inc – Who We Are

- U.S.–based company that collects, tests, and supplies plasma used in manufacturing life-saving medicines.
- Operates 100+ plasma donation centers in retail shopping areas across 30 states – and growing to meet increasing global plasma need.
- Headquartered in Charlotte, NC; employs 3,000+ nationally.
- Dedicated to improving the health and lives of donors, employees, patients, and citizens in the communities where we live and work.



Optional: Plasma Makes It Possible Video

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How We Positively Impact Communities

NEW JOB CREATION

Octapharma Plasma donation centers support \$2 million+ per year in local wages.

DONOR PAYMENTS

Each Octapharma Plasma donation center's payments reach ≈ \$3.5 million per year.

≈ \$5+ million/year to funnel back into local economy

RETAIL SUPPORT

Statistics show 80-85% of our payments are funneled back into local economy. Opportunities for local retailers to advertise inside donation center.

PARTNERSHIPS

Octapharma Plasma partners with local professional associations, patient advocacy groups, and volunteer organizations.



New Job Creation

- Our donation centers hire locally, creating ≈ 50 new jobs per center. Employees receive valuable skills training, human resources support, and opportunities for promotion. Octapharma Plasma donation centers support the community with \$2 million+ annually in competitive employee wages.
- In addition to center staff job creation, vendor and sales opportunities also increase for numerous local businesses. During the startup phase of a new donor center, the local community realizes an economic benefit of well over \$1 million. Benefitting businesses include:
 - Retailers
 - Construction trades
 - Janitorial staff
 - Delivery services (ship/receive at local stores)
 - HVAC contractors



Donor Payments

- Octapharma Plasma's donors are compensated for their time.
- Donor payments support financial well-being, increase household earnings, and create additional value for donors.
- Each Octapharma Plasma donation center's donor payments reach ≈ \$3.5 million annually, creating additional disposable income to be spent within the local community.





Community Retail Support

- Community retailers benefit when our employees, suppliers, and donors put money back into the local economy by spending with local businesses. Statistics show 80-85% of our payment spend is funneled back into the local economy.

Top Retail Categories: Sales Revenue Generated by Local Market (annual)	
Grocery stores = +\$1.5 million	Pharmacies = +\$100k
Gas/Convenience stations = +\$500k	Utilities = +\$75k
Food services/Restaurants = +\$250k	Office & Home supplies = +\$75k
Variety/Discount stores = +\$200k	All Other (Entertainment, Apparel, Interests) = +\$100k

- Co-advertising helps extend revenue opportunities, generating even more potential value.



Community Partnerships

- Octapharma Plasma partners with local Chambers of Commerce and other professional associations to better connect with businesses in the communities we serve.
- We support multiple healthcare and patient advocacy organizations at national and local levels.



NATIONAL HEMOPHILIA FOUNDATION

- Octapharma Plasma Center staff get involved in their communities by participating in career and health fairs as well as volunteering with local organizations and/or emergency services.





Profile of an Octapharma Plasma Donor

Age Range
18–65 years



Average Household Income
\$30–50k

Primary Motivation

Earn supplemental income
and help others

Eligibility Criteria

Must be in good health
with valid photo ID,
proof of Social Security #, and proof of
residence

Work Status

Full or part-time employees, students, and
job seekers

Health Information

Suitable past and present medical/social
histories, medications, travels, and physical
exam

Donation Center Snapshots



Octapharma Plasma Donation Centers

- Highly regulated by FDA, OSHA, EPA, DOL*, and other regulatory bodies as applicable; we follow all quality & safety standards.
- Typically in upgraded retail shopping areas with landlords s. a. Brixmor, Harlem Irving Cos, and DPI Retail.
- Provide safe, clean, and comfortable facilities.
- Utilize state-of-the-art technology to collect blood plasma.
- Operated by professionally trained staff.

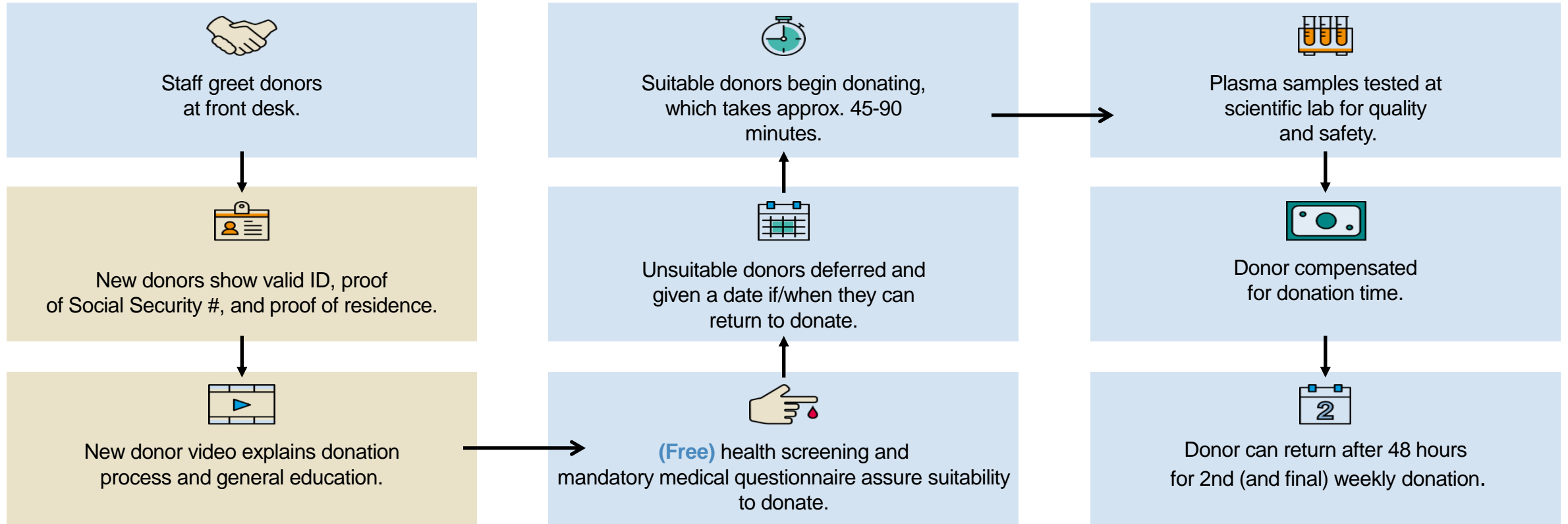


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*US Food and Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), US Environmental Protection Agency (EPA), and United States Department of Labor (DOL)



Octapharma Plasma Donation Process



Optional: Donation Experience and Octapharma Story (Testing Lab) Videos

Patients Benefitting From Octapharma Medicines

- Plasma donations make it possible to change and save the lives of patients worldwide.
- Plasma-based medicines treat patients (shown below) with rare, genetic, and chronic diseases such as bleeding disorders like Hemophilia and immune deficiency disorders. They are also used for:

- *Rh negative pregnancies*
- *Trauma & burns*
- *Cancer treatments*
- *And other medical conditions*



• Major surgeries



• Organ transplants



Our Parent Company- Octapharma AG

- Octapharma is a privately-owned global proteins manufacturer headquartered in Lachen, Switzerland. Since its establishment in 1983 the company has been dedicated to improving the lives of millions of patients in over 113 countries.
- Octapharma is committed to developing innovative therapies in critical care, hematology, and immunotherapy fields.





We strive to positively impact the lives of individual donors and their families, support local businesses, provide job opportunities, and remain engaged partners in communities where we live and work.

**Thank you for the opportunity to be
community!**

part of your

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OCTAPHARMA RECENT TRANSACTIONS



Stella Link Center

9117 Stella Link Road, Houston, TX

Owner:

- Silvestri Investments (<http://silvestriusa.com>)
- Private company
- Owner of 37 locations consisting of 1.8M square feet of retail

Anchor Tenants:

- 99 Cents Only
- O'Reilly Auto Parts



Northlake Commons

17 West North Avenue, Northlake (Chicago), IL

Owner:

- Harlem Irving Companies (<http://harlemirving.com>)
- Private owner and developer of retail and multi-unit residential with 3.5M square feet of owned retail

Anchor Tenants:

- Home Depot
- Value City Furniture
- Office Depot
- Sam's Club
- Walmart



Great Southern Shopping Center

3725 – 3907 South High Street, Columbus, OH

Owner:

- Spigel Properties
- Private owner of over 6.0M square feet of retail

Anchor Tenants:

- CitiTrends
- Dollar General
- Rainbow
- Family Dollar
- Dollar Tree
- Kroger
- Walmart
- Rent-A-Center



Northeast Plaza

3307 Buford Highway, Atlanta, GA

Owner:

- Brixmor (<http://brixmor.com/>)
- Publicly traded REIT
- Owner of over 520 retail locations consisting of over 87M square feet in 38 states

Anchor Tenants:

- dd's DISCOUNTS (Part of Ross Stores)
- Dollar Tree
- Aaron's
- Family Dollar



Redford Plaza

9323 Telegraph Road, Redford (Detroit), MI

Owner:

- Brixmor (<http://brixmor.com/>)
- Publicly traded REIT
- Owner of over 520 retail locations consisting of over 87M square feet in 38 states

Anchor Tenants:

- Kroger
- Burlington Coat Factory
- Ace Hardware
- Rainbow
- Dollar Tree
- GNC Foot Locker and AutoZone



Archdale Marketplace

5831 South Boulevard, Charlotte, NC

Owner:

- The Providence Group (<http://www.providencegroup.com>)
- Private owner of retail centers in North Carolina, South Carolina, Georgia, Tennessee and Virginia

Anchor Tenants:

- CitiTrends
- Food Lion
- Family Dollar
- Rainbow
- Planet Fitness



Oakwood Village Shopping Center

5414 S 900 E, Salt Lake City, UT

Owner:

- Doerken Properties (<http://www.dpiretail.com>)
- Private owner of retail centers in the western states totaling over 2.0M square feet

Anchor Tenants:

- Sports Authority
- Rite Aid
- Dollar Tree



Highland Plaza

8514-8604 W. Brown Deer Road, Milwaukee, WI

Owner:

- Black Lion Investment Group (<http://www.blacklionig.com>)
- Private owner of retail centers totally over 500,000 square feet

Anchor Tenants:

- K&G Fashion (Men's Warehouse)



Noland South Shopping Center

4420 - 4486 S. Noland Road, Independence (Kansas City), MO

Owner:

- Noland South Development
- Private owner of retail centers in Kansas City

Anchor Tenants:

- Harbor Freight
- First American Title Insurance



Plaza Las Glorias

1139-1151 N Mt. Vernon Avenue, Colton (Inland Empire), CA

Owner:

- Reliable Properties (<http://reliableproperties.com>)
- Private owner of retail centers throughout LA and San Bernardino Counties

Anchor Tenants:

- Rite Aid
- Dollar Tree
- Payless ShoeSource





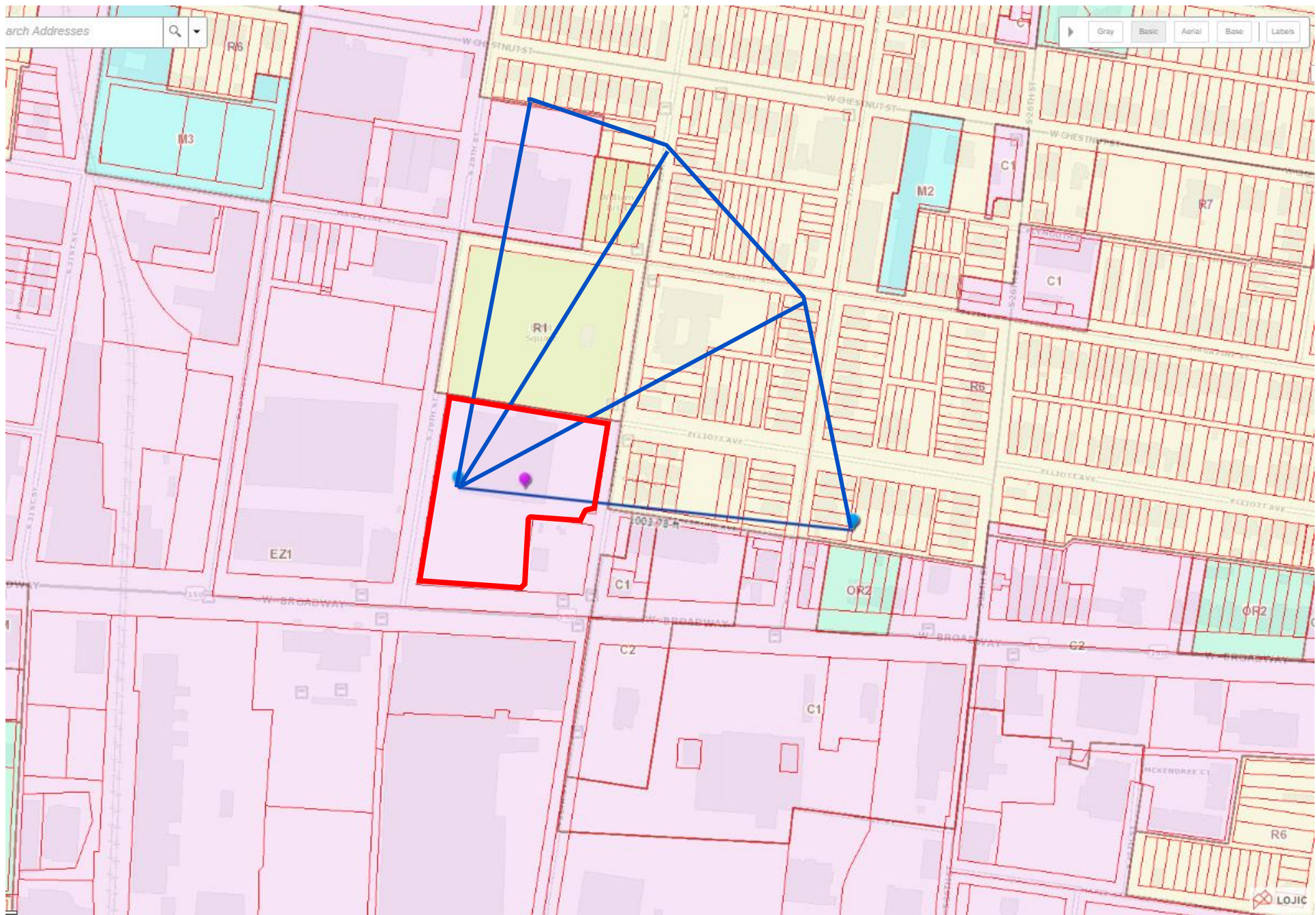
Tab 7


Relief from the CUP requirements

Relief from CUP Requirement 4.2.10 which requires the plasma center to be located 1000 feet from any property zoned residential

- 1. This requirement is an outdated requirement primarily directed at blood collections centers based upon their tendency to attract vagrancy from those seeking to donate blood as a way to earn some money which often including alcoholics and drug addicts to loiter on the site. This is inapplicable to Octapharma's business as a plasma collection center where donors must come to the property with a pre-arranged appointment. Furthermore, drug addicts and alcoholics are ineligible to donate plasma.
- 2. This site is located in a shopping center that attracts foot traffic to its retail establishments, has more than adequate parking and is located on a major TARC line. This area of West Broadway is a commercial corridor with residential zoning all around it. The intensity of this commercial corridor is such that the plasma center will not be out of character in terms of its patronage which will not cause any nuisance or social issues.
- 3. Plasma collection, now more than ever before in our history, has become a vital link to servicing critical health care needs such as immunology that is so critical to combating the COVID -19 virus pandemic. The critical need and demand for plasma will likely only increase in the future.

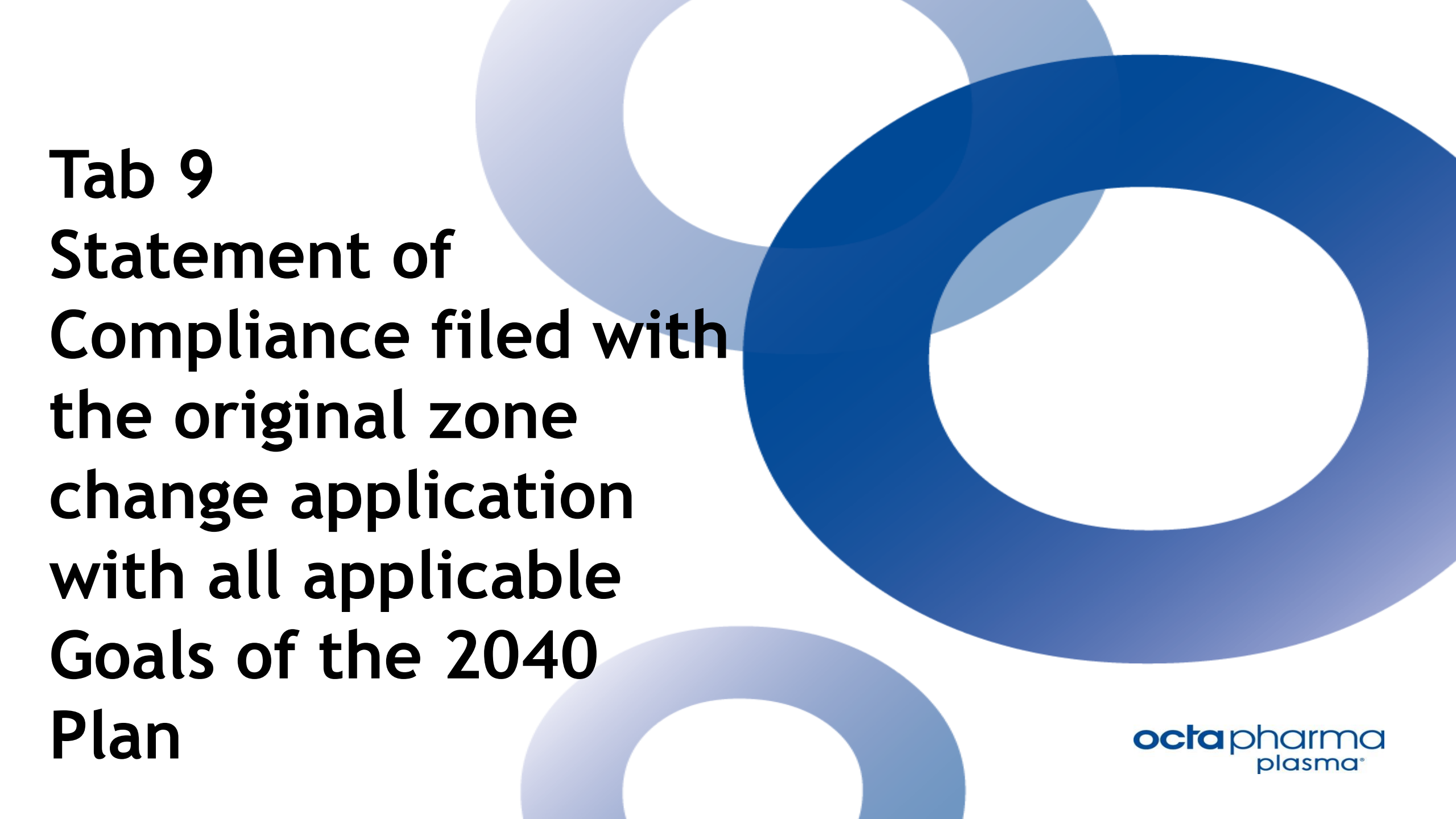
These lines are approximately 1000 feet each, give or take a few feet.





Tab 8

Proposed Additional Binding Elements



Tab 9
Statement of
Compliance filed with
the original zone
change application
with all applicable
Goals of the 2040
Plan

**STATEMENT OF COMPLIANCE WITH APPLICABLE GUIDELINES OF THE
2040 COMPREHENSIVE PLAN**

<u>Applicant/Owner:</u>	Octapharma
<u>Location:</u>	2809 West Broadway
<u>Proposed Use:</u>	Plasma Center
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development
<u>Request:</u>	Change in Zoning from EZ-1 to C-2

INTRODUCTION

Octapharma is proposing to utilize a portion (10,965 square feet) of an existing shopping center on approximately 3.81 acres of property located at West Broadway between 28th and 29th Streets. The southwest corner of the center will house a facility for plasma donation. Since the applicant is adaptively reusing the existing shopping center, the building will not change the existing scale and design that is compatible with surrounding uses and structures.

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical historic and cultural qualities.

The proposed zone change and detailed district development plan (DDDP) comply with applicable Objectives A through F and Policies 6,7,8,15, 16, 17, 18, and 21 because the proposed facility is located in an existing high intensity zoning district EZ-1 which permits industrial uses and does not expand into residential areas. 2809 West Broadway is located along a major transportation facilities and transit corridor containing employment centers where demand and adequate infrastructure currently exist and is situated in a mixed intensity area where commercial districts are appropriate. The proposed rezoning is effectively a “down zoning” which will eliminate potentially hazardous nuisances from this portion of the site and further makes unlikely the development of M-2 uses on the remainder of the site. Existing roadways are sufficient for this proposed use and the other existing commercial uses on the site without causing any negative impacts to nearby residential uses.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

The proposed zoning and development plan comply with the applicable Objectives A through I and Policies 1, 5, 6, 7, 8, 9 and 10 because the existing West Broadway commercial corridor supports a variety of intensities and this proposal is much less intense than many uses by right under existing zoning with no negative impact to the current character of the area. Current retail and restaurant uses on the site are supported by sufficient population. Site conditions are existing, and its compatibility with surrounding development is not altered by this proposal. The existing mixed-use corridor provides a wide variety of goods and services is supported by public and alternative modes of transportation. The proposed C-2 District will not hinder redevelopment of residential uses in this activity center. This proposal will rehabilitate long vacant commercial space. The out lot in use is a restaurant existing immediately adjacent to pedestrian access on Broadway. Since this site is fully developed, there are no natural, cultural or environmental features that would be adversely affected.

Goal 3 – Enhance neighborhoods by protecting and integrating open spaces, watersheds and other natural resources.

This proposal meets the Objectives A through I and Applicable Policies 9, 10, 11 and 12 because the site is already fully developed with no natural, cultural or environmental features that would suffer negative impacts.

MOBILITY

Goal 1 – Implement an accessible system of alternative transportation modes.

This proposal complies with Objectives A through E and Policy 4 because the site is in a Town Center Form District which supports commercial growth and employment as well as transit-oriented development served by an efficient transportation system. The existing center lot provides ample off-street parking for all uses.

Goal 3 - Encourage land use and transportation patterns that connect Metro Louisville and support future growth.

This proposal meets the Objectives A through F and Policies 1, 2, 3, 4, 5, 6, 9 and 10 because it serves to reduce many non-neighborhood serving uses that would otherwise be permitted by the industrial uses permitted by right in the current EZ-1 district.

The proposed C-1 district is more consistent the uses along the corridor regarding impacts on its existing transportation characteristics. Improvements to the driveway access will be made at private expense per the recommendations of the Metro Department of Public Works.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

This proposal complies with the Objectives 1, c, d, g and h and Policies 1, 2, and 3 because the development is served by existing utilities, has potable water and water for fire-fighting purposes. MSD review and approval is anticipated to ensure adequate sanitary sewer service and protect water quality.

ECONOMIC DEVELOPMENT

Goal 1 – Provide an economic climate that improves growth, innovation and investment and opportunity for all.

This proposal meets the Objectives a, b, d, g and i and Policies 2, 3, and 5 because the elimination of industrial uses in this portion of the site will not materially diminish the supply of land available for industrial uses.

The C-2 district requested is consistent and compatible with uses along the Broadway corridor relative to its impact on mobility.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

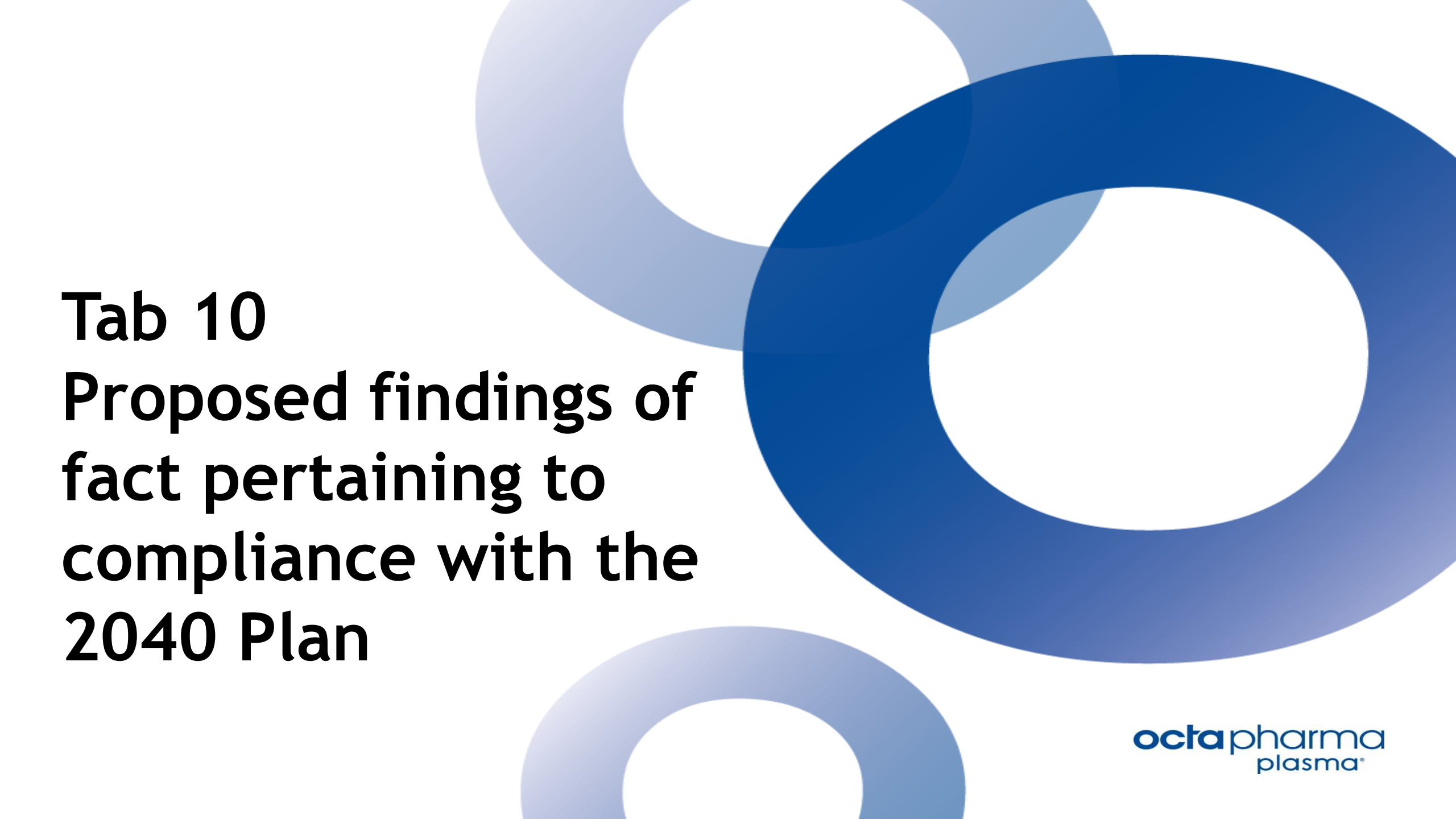
This proposal meets Objectives a and c and Policies 17, 21 and 24 because the site is fully developed with no natural, cultural or environmental features that would suffer any negative impacts. The proposed zoning will reduce the potential for hazardous or nuisance uses on the site. The public park adjacent to the north of the site will continue as valuable resources for the users of this development and the community as whole.

* * * * *

For all the reasons mentioned herein and based on evidence provided with this application and to be provided in the future at the Land Development and Transportation Committee meeting and Planning Commission public hearing, this application complies with these and all other Guidelines and Policies of the Plan 2040 Comprehensive Plan and should be approved.

Respectfully submitted,

Paul B. Whitty
BARDENWERPER, TALBOTT & ROBERTS, PLLC
Home Builders Association of Louisville Building
1000 North Hurstbourne Parkway, Second Floor
Louisville, Kentucky 40223



Tab 10
**Proposed findings of
fact pertaining to
compliance with the
2040 Plan**

BARDENWERPER, TALBOTT & ROBERTS PLLC
ATTORNEYS AT LAW

1000 NORTH HURSTBOURNE PARKWAY • LOUISVILLE, KENTUCKY 40223 • (502) 426-6688 • FAX (502) 425-0561 • WWW.BARDLAW.NET

**PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL
APPLICABLE GOALS OF THE 2040 PLAN**

<u>Applicant/Owner:</u>	Octapharma
<u>Location:</u>	2809 West Broadway
<u>Proposed Use:</u>	Plasma Center
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development
<u>Request:</u>	Change in Zoning from EZ-1 to C-2 and a Conditional Use Permit to allow a Blood and Plasma Collection center

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on September 17, 2020 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

INTRODUCTORY STATEMENT

WHEREAS, Octapharma is proposing to utilize a portion (10,965 square feet) of an existing shopping center on approximately 3.81 acres of property located at West Broadway between 28th and 29th Streets that already is providing other medical related services; the southwest corner of the center will house a facility for plasma donation; and since the applicant is adaptively reusing the existing shopping center, the building will not change the existing scale and design that is compatible with surrounding uses and structures; and

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical historic and cultural qualities.

WHEREAS, the proposed zone change and detailed district development plan (DDDP) comply with applicable Objectives a through f and Policies 6, 7, 8, 15, 16, 17, 18, and 21 because the proposed facility is located in an existing high intensity zoning district EZ-1 which permits industrial uses and does not expand into residential areas; 2809 West Broadway is located along a major transportation facilities and transit corridor containing employment centers where demand and adequate infrastructure currently exist and is situated in a mixed intensity area where commercial districts are appropriate; the proposed rezoning is effectively a “down zoning”

which will eliminate potentially hazardous industrial nuisances from this portion of the site and further makes unlikely the development of M-2 uses on the remainder of the site; and existing roadways are sufficient for this proposed use and the other existing commercial uses on the site without causing any negative impacts to nearby residential uses; and

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

WHEREAS, the proposed zoning and development plan comply with the applicable Objectives a through i and Policies 1, 5, 6, 7, 8, 9 and 10 because the existing West Broadway commercial corridor supports a variety of intensities and this proposal is much less intense than many uses by right under existing zoning with no negative impact to the current character of the area; current retail and restaurant uses on the site are supported by sufficient population; site conditions are existing, and its compatibility with surrounding development is not altered by this proposal; the existing mixed-use corridor provides a wide variety of goods and services and is supported by public and alternative modes of transportation; the proposed C-2 District will not hinder redevelopment of residential uses in this activity center; this proposal will rehabilitate a long vacant commercial space; the out lot in use is a restaurant existing immediately adjacent to pedestrian access on Broadway; and since this site is fully developed, there are no natural, cultural or environmental features that would be adversely affected; and

Goal 3 – Enhance neighborhoods by protecting and integrating open spaces, watersheds and other natural resources.

WHEREAS, this proposal meets the Objectives a through i and Applicable Policies 9, 10, 11 and 12 because the site is already fully developed with no natural, cultural or environmental features that would suffer negative impacts; and

MOBILITY

Goal 1 – Implement an accessible system of alternative transportation modes.

WHEREAS, this proposal complies with Objectives a through e and Policy 4 because the site is in a Town Center Form District which supports commercial growth and employment as well as transit-oriented development served by an efficient transportation system; and the existing center lot provides ample off-street parking for all uses; and

Goal 3 - Encourage land use and transportation patterns that connect Metro Louisville and support future growth.

WHEREAS, this proposal meets the Objectives a through f and Policies 1, 2, 3, 4, 5, 9 and 10 because its serves to reduce many non-neighborhood serving uses that would otherwise be permitted by the industrial uses permitted by right in the current EZ-1 district; it fills a long vacant retail store, thereby promoting future growth in the area; it reduces miles driven by providing needed services in the area close to other businesses in the activity center and also nearby to other residential uses, reducing travel times and miles driven;

WHEREAS, the proposed C-2 district is more consistent the uses along the West Broadway corridor regarding impacts on its existing transportation characteristics; improvements to the

driveway access will be made at private expense per the recommendations of the Metro Department of Public Works; and

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

WHEREAS, this proposal complies with the Objectives 2, c, d, g and h and Policies 1, 2, and 3 because the development is served by existing utilities, has potable water and water for fire-fighting purposes; and MSD has reviewed and given its preliminary approval to ensure adequate sanitary sewer service and protect water quality; and

ECONOMIC DEVELOPMENT

Goal 1 – Provide an economic climate that improves growth, innovation and investment and opportunity for all.

WHEREAS, this proposal meets the Objectives a, b, d, g and i and Policies 2, 3, and 5 because the elimination of industrial uses in this portion of the site will not materially diminish the supply of land available for industrial uses; and Policy 3, which recommends locating commercial uses generating high volumes of traffic on a major arterial street, at the intersection of two minor arterials, or at a location with adequate access to a major arterial and locations where nuisances and activities of the proposed use will not adversely affect adjacent areas, because this site is located on a major arterial of West Broadway and at the intersections of South 28th and South 29th Streets;

WHEREAS, the C-2 district requested is consistent and compatible with uses along the Broadway corridor relative to its impact on mobility; and

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

WHEREAS, this proposal meets Objectives a and c and Policies 17, 21 and 24 because the site is fully developed with no natural, cultural or environmental features that would suffer any negative impacts; the proposed zoning will reduce the potential for hazardous or nuisance uses on the site; and the public park adjacent to the north of the site will continue as valuable resources for the users of this development and the community as whole; and

CONDITIONAL USE

WHEREAS this use further satisfies the requirements for a Conditional Use as a Blood/Plasma center as the necessary number of parking spaces is provided; it is located on a major arterial, and is also on a TARC line; and the site retail site on which Octaphama will operate already contains other medical related tenants; and although the use is within 1000 feet of residentially zoned property, the residential uses are adequately buffered by other businesses which separate the two, justifying relief from this condition; moreover, the use is situated on a major arterial

which is excepted to have more intense uses than other areas, the use would be completely in character with the commercial uses in the area and consistent with the other medical tenants in the center, making the Octapharma location appropriate for this use; moreover, the property has long been vacant and, considering the difficult market for retail space currently and likelihood that the property will otherwise remain vacant, putting negative pressure on the adjacent commercial uses and also acting as a magnet for loitering when vacant, the requested relief from the 1000 foot rule is justified, the impacts are mitigated, and the Conditional Use is appropriate under the Land Development Code and the Plan 2040, Comprehensive Plan.

* * *

WHEREAS, for all the reasons explained at LD&T and the Planning Commission public hearing and also in the public hearing exhibit books, on the approved detailed district development plan, this application also complies with all other applicable Goals of the 2040 Plan;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it rezone the subject property from EZ-1 to C-2 and approves the Detailed District Development Plan and the Conditional Use Permit.