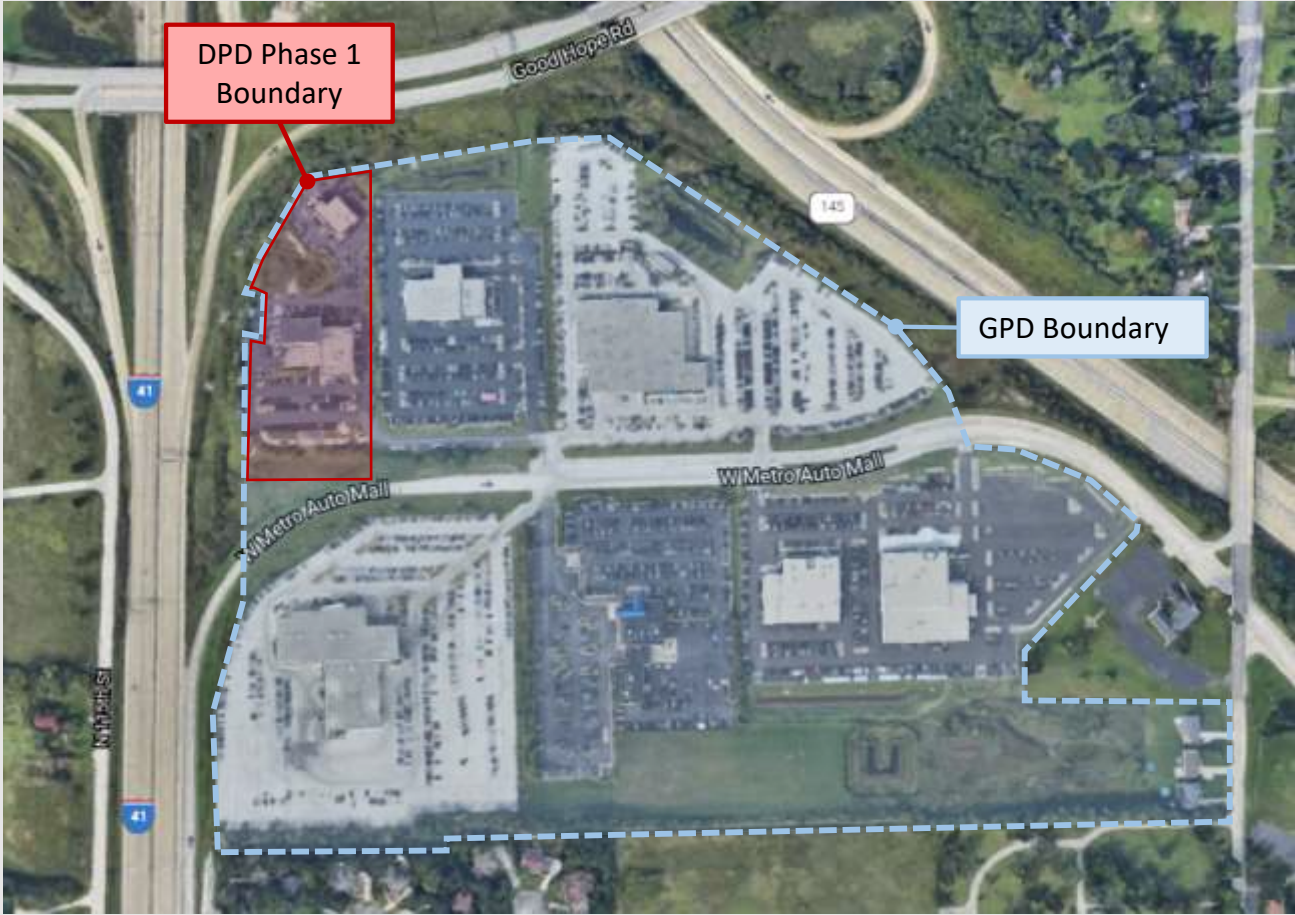


File No. 211491. Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 1 to allow removal of the former Smart Car automobile dealership building located at 11340 West Metro Auto Mall, on the north side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.



File No. 211491. Site context.



View from Good Hope Rd on-ramp looking southeast



View of former Smart Car tower looking northeast

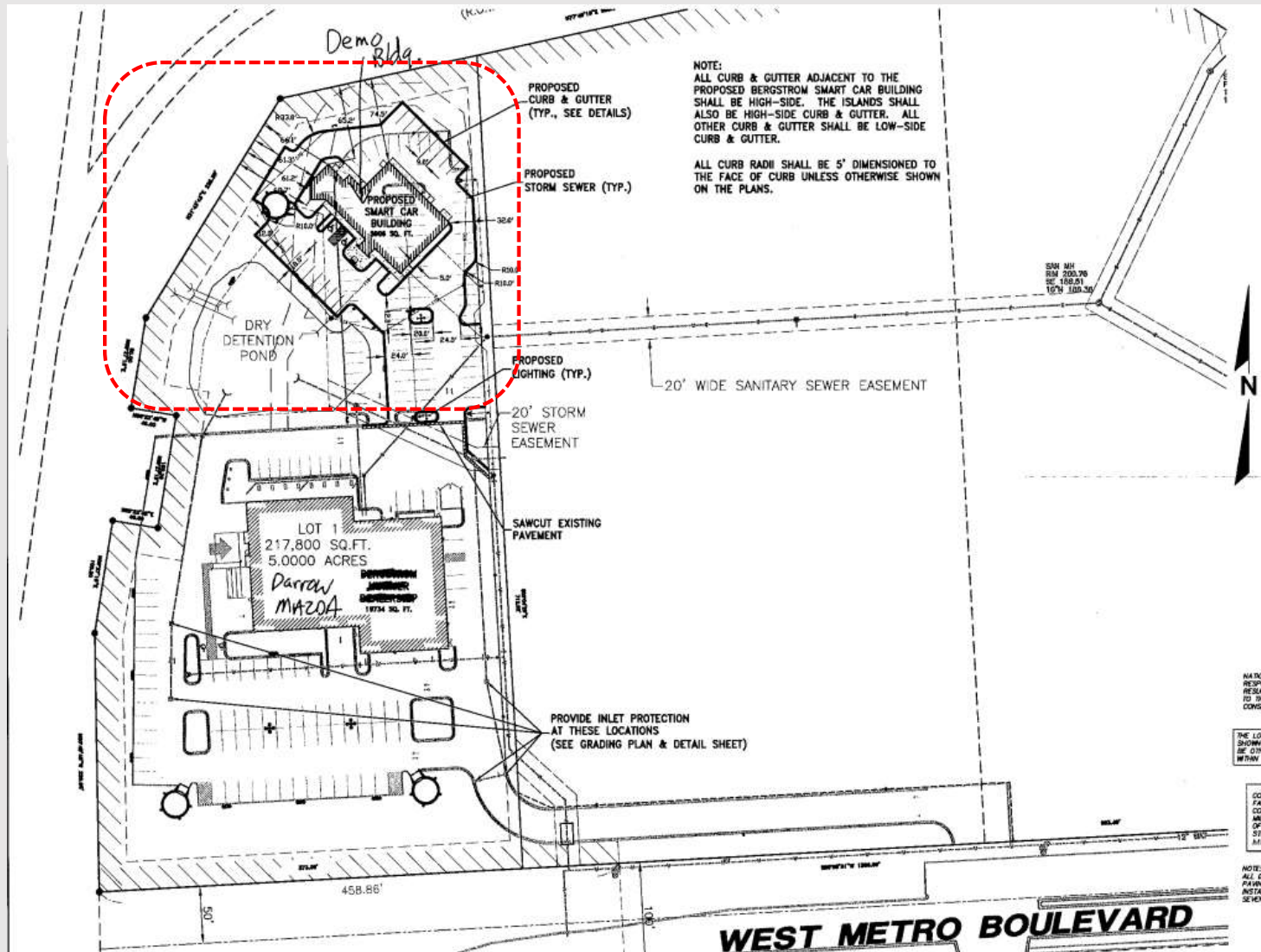


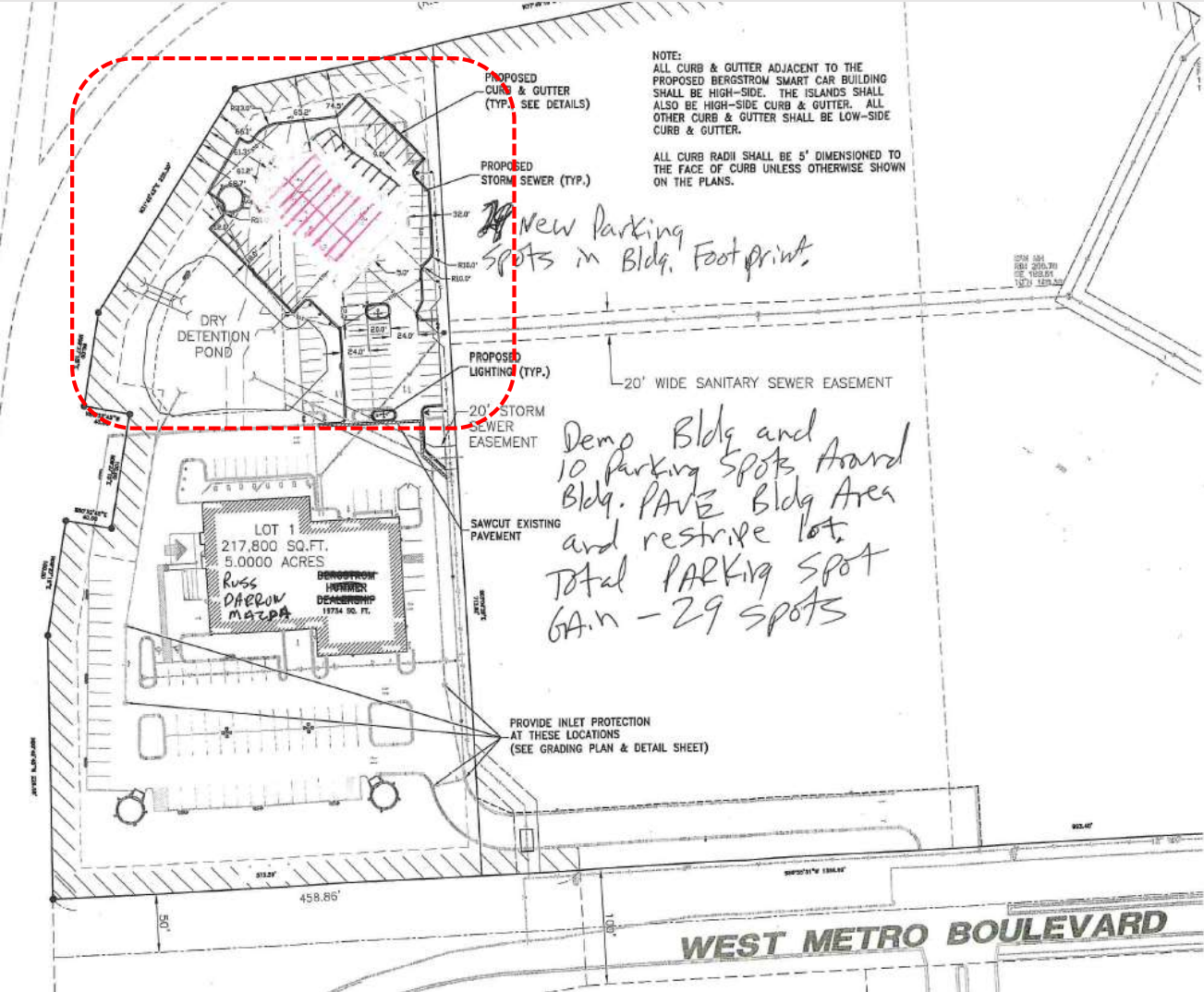
View looking northwest



Northwest Side Area Plan

- Adopted in 2007, amended in 2017.
- Metro Center located within the District 2 subarea
- Use Policies for District 2 subarea recommend commercial infill development in the vicinity of the Good Hope Road and Fond du Lac Avenue interchange
- The proposed Minor Modification is consistent with the Northwest Area Plan.







PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
SKH	4	Street Keeper Honey Locust	<i>Gleditsia triacanthos</i> 'Draves'	3" CAL	B&B
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DBH	7	Dwarf Bush Honeysuckle	<i>Diervilla lonicera</i>	15" HT	CONT.
LPS	19	Little Princess Spirea	<i>Spiraea x japonica</i> 'Little Princess'	15" HT	CONT.
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
PJC	7	Kallay Compact Pfitzer Juniper	<i>Juniperus chinensis</i> 'Kallays Compact'	18"SPD	CONT.
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
PV2	39	Cheyenne Sky Switch Grass	<i>Panicum virgatum</i> 'Cheyenne Sky'	1 GAL	POT

GENERAL LANDSCAPE NOTES

- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.

