

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 120-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 5/18/2015

Re: Lot 4A of Red Oak South, Plat No. 1-A - C-P Development Plan (Case #15-94)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (includes maps, C-P Plan, elevations, design parameters), Excerpts from Minutes

Executive Summary

Passing the ordinance will result in the approval of a one-lot C-P (Planned Business District) development plan to be known as "Lot 4A of Red Oak South, Plat No. 1-A" and associated design parameters.

Discussion

The applicant, Crockett Engineering, is requesting approval of a C-P (Planned Business District) development plan on 1.51 acres of land, to be known as "Lot 4A of Red Oak South, Plat No. 1-A". The subject property is located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive.

The submitted C-P development plan includes the construction of a one-story, 15,525 square-foot multi-tenant commercial building with associated off-street parking. The existing Statement of Intent (SOI) includes requirements for common design elements within the Red Oak development, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

The applicant has indicated that the site will consist of a furniture sales establishment with additional area for general office space. Per the SOI requirements, the site will provide vehicle connection to adjacent properties to the east and west. In addition, the applicant is providing sidewalk connections from both Grindstone Plaza Drive and Grindstone Parkway, which creates a walkable site and will enable pedestrians to access the site without traveling through the parking lot. Landscaping is also provided on site, as seen on the attached landscape plan.

Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI. The proposed construction materials are primarily brick, stone, and glass, which is consistent with requirements in the SOI. Additionally, a note has been included on the plan indicating that proposed

City of Columbia

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rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

At its meeting on May 7, 2015, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the development plan and design parameters. Tim Crockett, Crockett Engineering, represented the applicant and gave an overview of the request. The Commission inquired if there is proper access and pavement for the shared driveway prior to the property to the west developing (which would share the driveway with the subject property). Mr. Crockett responded that they will be constructing adequate access prior to the development to the west and are comfortable with one access point. Commissioners also inquired about landscaping, which meets the minimum requirements. No one from the public spoke during the meeting.

Fiscal Impact

Short-Term Impact: None. Public infrastructure is currently in place. Connection/extension of such infrastructure is at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance (e.g roads, water and sewer). Once the business is operational, the City will receive tax and fee revenues which may or may not cover future maintenance expenses.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management

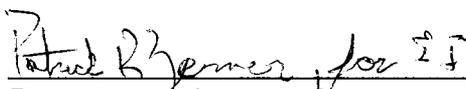
Suggested Council Action

Approval of the "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan and design parameters.

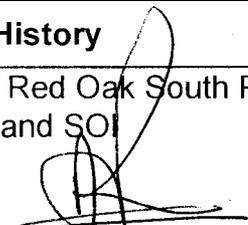
Legislative History

Ordinance #21409 (9/4/2012): Approved Final Plat of Red Oak South Plat No. 1

Ordinance #20607 (5/3/2010): Approved C-P Zoning and SOI



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 120-15

AN ORDINANCE

approving the C-P Plan for Lot 4A of Red Oak South, Plat No. 1-A; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the C-P Plan for Lot 4A of Red Oak South, Plat No. 1-A, as certified and signed by the surveyor on April 6, 2015, located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit A," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: 15-94	Submission Date: 3-16-15	Planner Assigned: CES
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

25 feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

0 feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

The maximum number of free standing signs shall be one. Areas and height of all signage shall comply with City of Columbia sign regulations.

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

Landscaping: 15%
Existing Vegetation: 0%

5. The maximum height and number of light poles and type of fixtures.

Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 25 feet. Maximum number of light poles shall be 10.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, C-P Plan, elevations,
design parameters), Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 7, 2015**

SUMMARY

A request by Crockett Engineering Consultants (applicant) on behalf of Red Oak Investment Company (owner) for a C-P (Planned Business District) development plan on 1.51 acres of land, to be known as "Lot 4A of Red Oak South, Plat No. 1-A". The subject property is located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive. **(Case #15-94)**

DISCUSSION

The submitted C-P development plan includes the construction of a one-story, 15,525 square-foot multi-tenant commercial building with associated off-street parking. The subject property was zoned C-P in 2010 by Ordinance #20607, and included a Statement of Intent (SOI) that applied to the entire Red Oak South development. The SOI included requirements that each property within the development include common design elements, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

The applicant has indicated that the site will consist of a furniture sales establishment with additional area for general office space. Per the SOI requirements, the site will provide vehicle connection to adjacent properties to the east and west. In addition, the applicant is providing sidewalk connections from both Grindstone Plaza Drive and Grindstone Parkway, which creates a walkable site and will enable pedestrians to access the site without traveling through the parking lot. Landscaping is also provided on site, as seen on the attached landscape plan.

Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI. The proposed construction materials are primarily brick, stone, and glass, which is consistent with requirements in the SOI. Additionally, a note has been included on the plan indicating that proposed rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

RECOMMENDATION

Approval of the proposed "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan and Design Parameters.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator aerial & topographic maps
- Proposed "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan
- Building Elevations
- Design parameters

SITE CHARACTERISTICS

Area (acres)	1.51
Topography	Mild slope generally from south to north, with steeper slope adjacent to Grindstone Parkway
Vegetation/Landscaping	None
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	C-P
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legally platted as Lot 4A of Red Oak South, Plat No. 1-A

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City Water & Light
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

Grindstone Plaza Drive	
Location	Along south side of site.
Major Roadway Plan	Major Collector (improved & City-maintained) with 66 ft existing ROW. No additional ROW required.
CIP projects	None.
Sidewalk	5-ft sidewalk to be installed along all ROW.

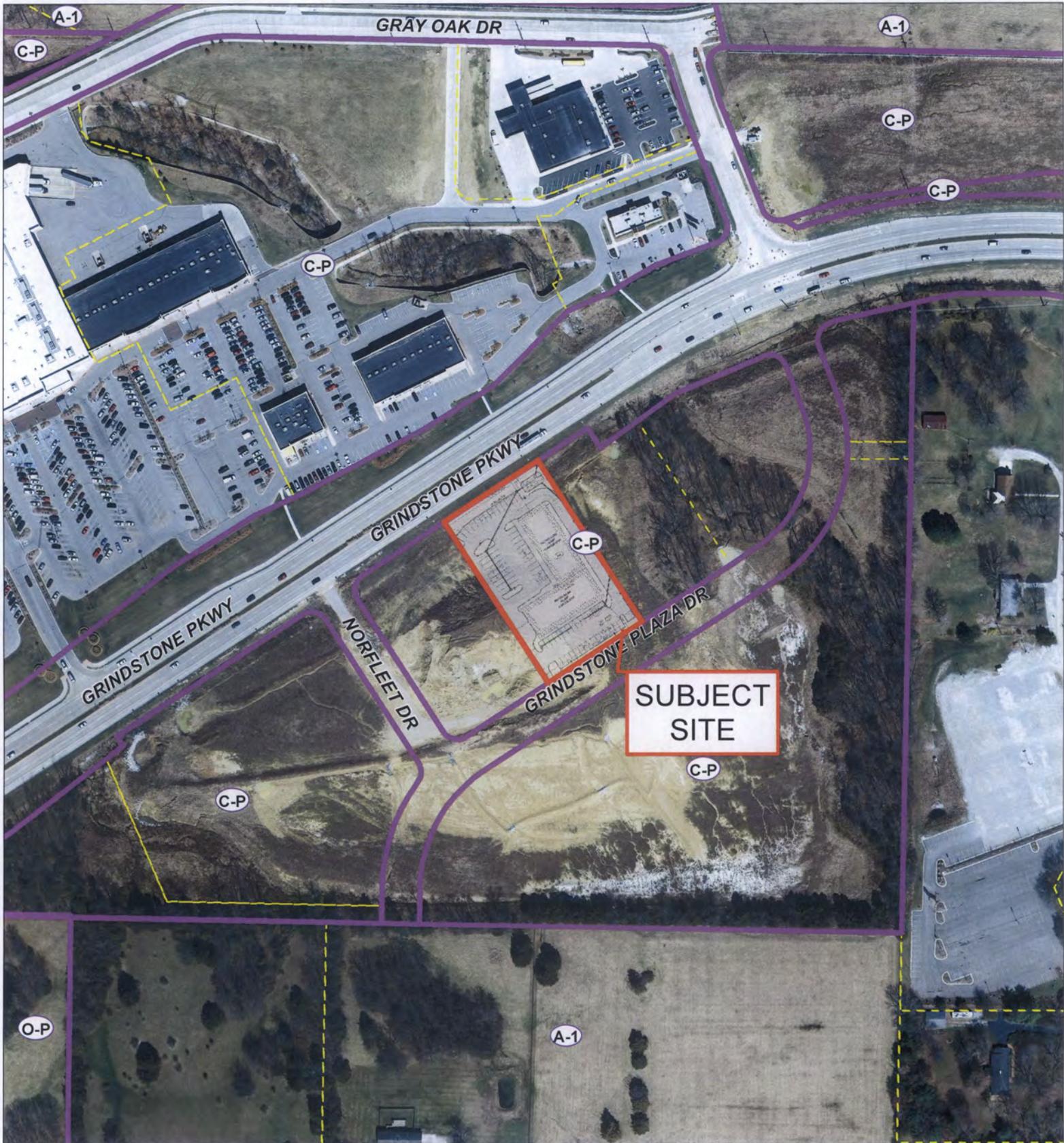
PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	No trails adjacent to property
Bicycle/Pedestrian Plan	Bike lane installed along north side of Grindstone Parkway

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 31, 2015.

Public information meeting recap	Number of attendees: 1 (includes applicant) Comments/concerns: None
Notified neighborhood association(s)	Grindstone/Rock Quarry Neighborhood Association
Correspondence received	None at time of report.

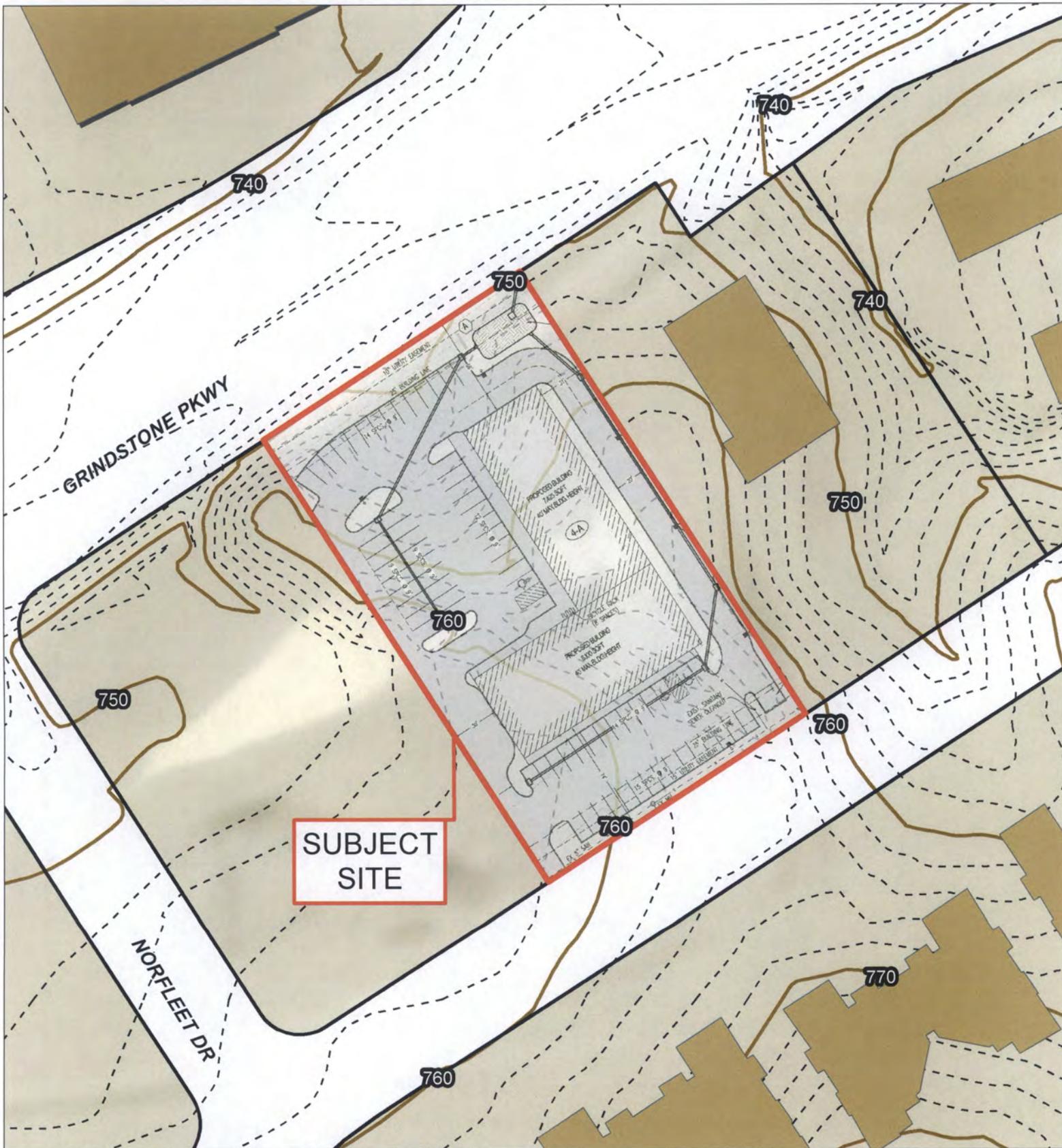


15-94: Lot 4A Red Oak South C-P C-P Development Plan



- City of Columbia Zoning
- Parcels





15-94: Lot 4A Red Oak South C-P C-P Development Plan

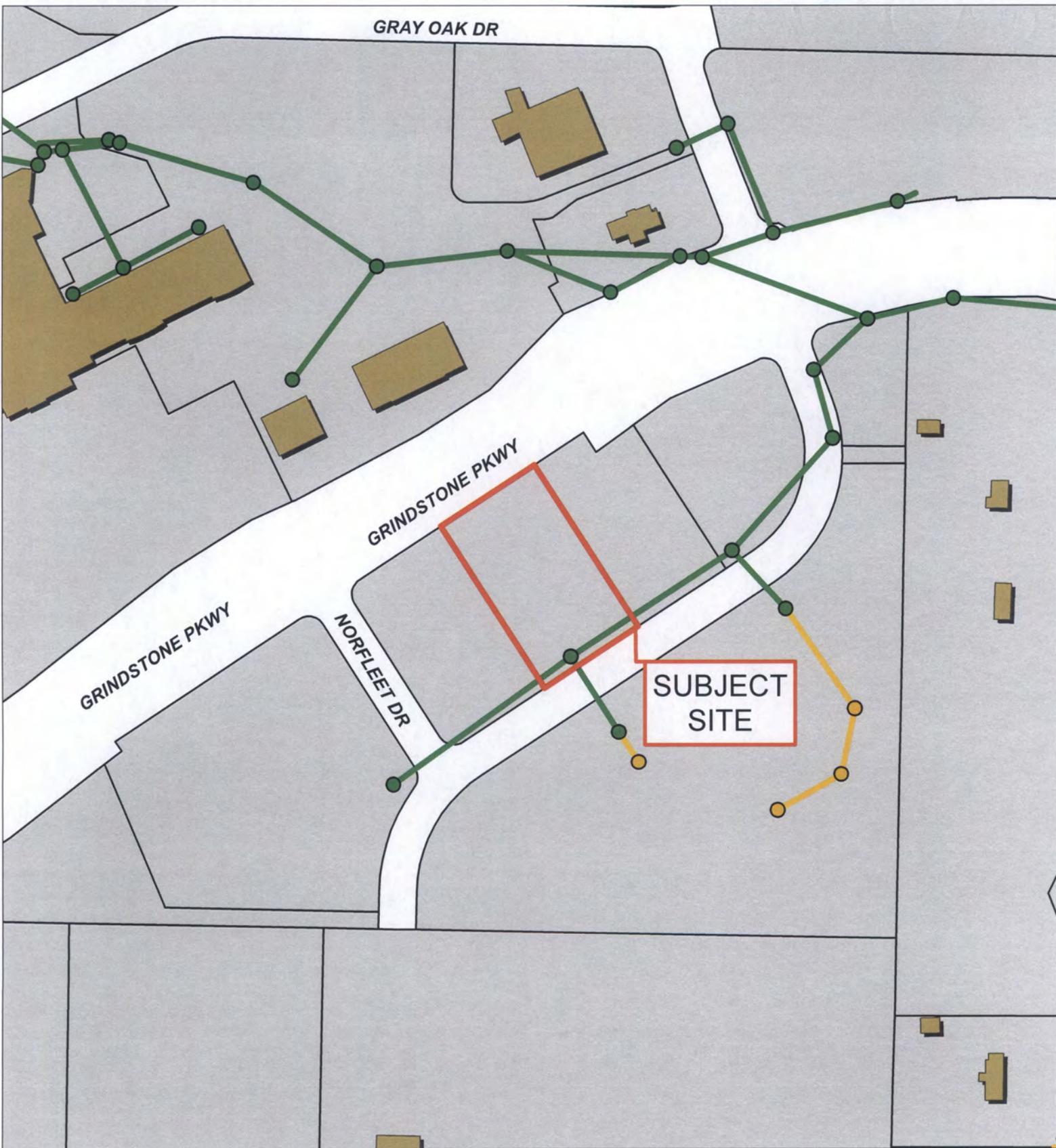


- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- ▭ Parcels
- Building Footprint



Columbia City Limit





15-94: Lot 4A Red Oak South C-P C-P Development Plan



- | | | |
|--|--|---|
| <ul style="list-style-type: none"> City Sanitary Structure Private Sanitary Structure | <ul style="list-style-type: none"> City Sanitary Line Private Sanitary Line | <ul style="list-style-type: none"> Building Footprint Parcels |
|--|--|---|



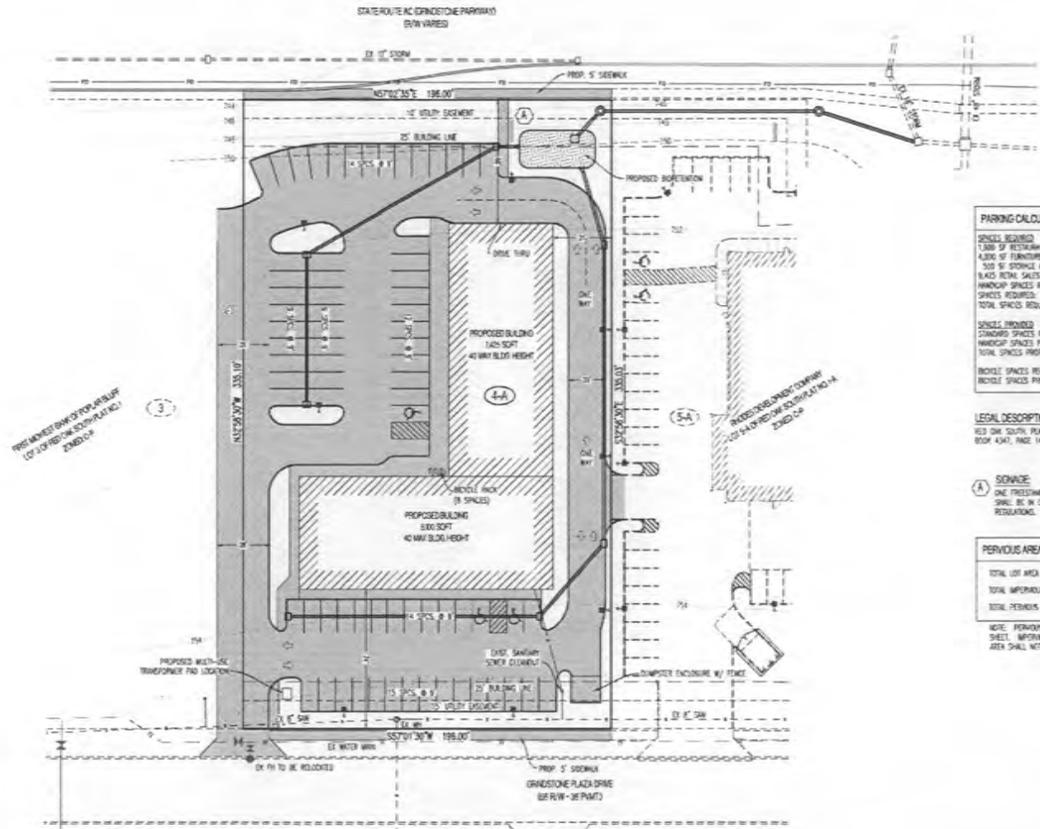
C-P PLAN FOR
LOT 4A OF RED OAK SOUTH, PLAT NO. 1-A

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 CITY PROJECT # 15-94



LOCATION MAP
 NOT TO SCALE

- LEGEND:**
- EXISTING LOT CENTER
 - EXISTING LOT CORNER
 - CURB
 - EXISTING DRIVEWAY DRIVE
 - PROPOSED DRIVEWAY DRIVE
 - MANHOLE/CELESTIAL
 - PROPOSED WALKWAY
 - PROPOSED LIGHT POLE
 - PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EXISTING
 - LOT NUMBER
 - EXISTING LOT NUMBER
 - PROPOSED PARKING
 - PROPOSED STRUCTURE/FOUNDATION



PARKING CALCULATIONS:

SPACES REQUIRED	
1,000 SF RESTAURANT AT 1 SPACE PER 100 SF	10 SPACES
4,000 SF FURNITURE STORE AT 1 SPACE PER 400 SF	10 SPACES
500 SF STORAGE AT 1 SPACE PER 200 SF	3 SPACES
8,000 SF RETAIL SALES AT 1 SPACE PER 200 SF	40 SPACES
MANHOLE SPACES REQUIRED (INCLUDED IN THE ABOVE TOTAL)	2 SPACES
TOTAL SPACES REQUIRED (MINUS BIKE SPACES)	75 SPACES
SPACES PROVIDED	
2,000 SF SPACES PROVIDED	20 SPACES
MANHOLE SPACES PROVIDED	2 SPACES
TOTAL SPACES PROVIDED	22 SPACES
BIKE SPACES REQUIRED	8 SPACES
BIKE SPACES PROVIDED	8 SPACES

LEGAL DESCRIPTION:
 RED OAK SOUTH, PLAT NO. 1-A, LOT 4A, LOT 4A AS RECORDED IN THE BOONE COUNTY RECORDS, BOOK 4347, PAGE 145.

NOTE:
 ONE TREESHEDING SIGN SHALL BE ALLOWED AS SHOWN, MAXIMUM HEIGHT AND SIZE SHALL BE IN CONFORMANCE WITH SECTIONS 11-25 OF THE CITY OF COLUMBIA SIGN REGULATIONS.

PERVIOUS AREA:

TOTAL LOT AREA	16,800 S.F.
TOTAL IMPERVIOUS AREA	32,571 S.F. (20%)
TOTAL PERVIOUS AREA (OPEN SPACE)	12,147 S.F. (70%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 20%.

- NOTES:**
- LOT 4A CONTAINS 1.57 ACRES.
 - EXISTING ZONING IS CURRENTLY ZONED C-P.
 - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM PLAN, PANEL NUMBER 220523C/D/E/F, DATED MARCH 17, 2011.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. STREET LIGHTS SHALL NOT EXCEED 25' IN HEIGHT. LIGHT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, RECREATION, PROTECTED PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALK SPACES ARE ALLOWED ON THE BUILDING. FORMER RESIDENCE WALL SPACES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED.
 - NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE GEOGRAPHIC INFORMATION SYSTEM, BOONE COUNTY, MISSOURI AND ARTICLE 8 OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 - SEWAGE WATER QUALITY STANDARDS SHALL BE MET BY USING RETENTION CELLS. PROPOSED RETENTION PASSES WILL BE SIZED AT THE TIME OF FINAL DESIGN.
 - ALL SIGN, SIGNAGE, AND ACCESSIBLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - SEWAGE WATER RETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT AS RETENTION IS ALREADY HANDLED BY AN EXISTING RETENTION BASIN LOCATED SUBORDINATE.
 - THIS PLAN SHALL BE IN ACCORDANCE WITH THE RED OAK SOUTH TREE PRESERVATION MASTER PLAN AS APPROVED BY THE CITY ORDINANCES.
 - ANY ROOF TOP HVAC UNITS SHALL INCLUDE SOUND BATTING SCREENS AND ALL UNITS SHALL BE SCREENED FROM VIEW ON ALL SIDES.
 - THE USES AND AREAS FOR THIS LOT MAY VARY AND SHALL BE ALLOWED AS LONG AS THE USE IS AN APPROVED USE FOR THE ZONING AND ADEQUATE PARKING IS PROVIDED AS PER THE CURRENT ZONING REGULATIONS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2015.

DR. BARRY FULF, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015.

ROBERT BLANKEN, MAYOR

SHELLA ANNA, CITY CLERK

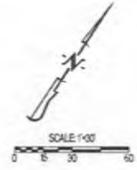
OWNER:
 RED OAK INVESTMENT COMPANY
 5 DANFORTH CIRCLE
 COLUMBIA, MISSOURI 65201



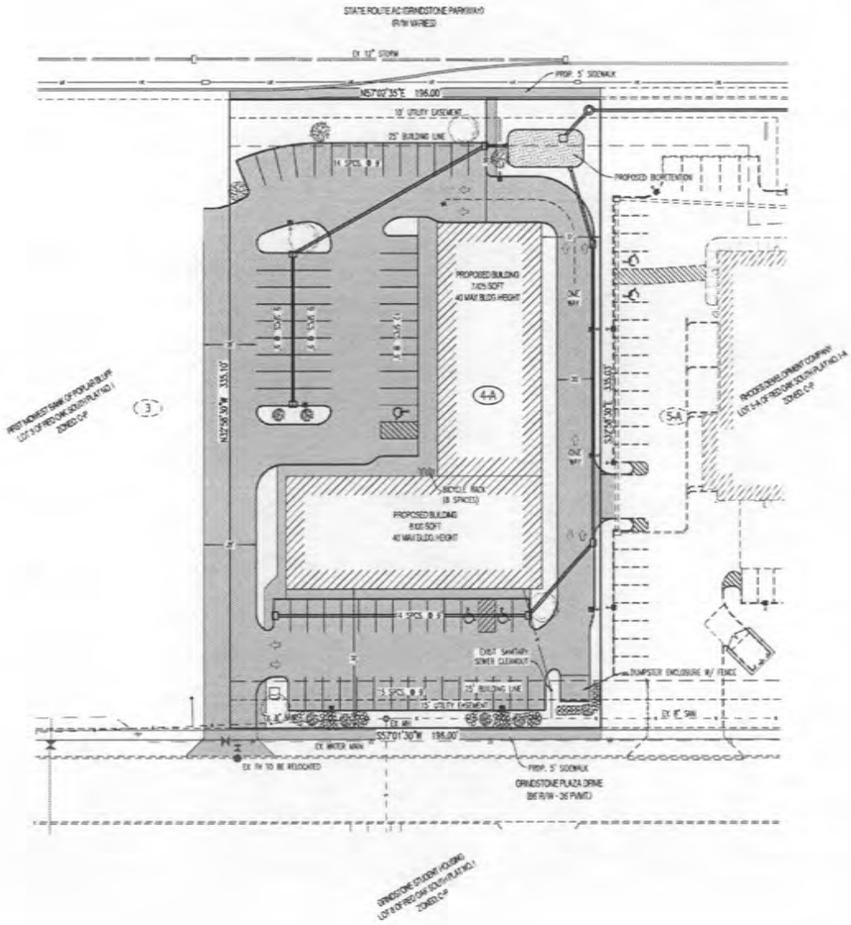
MATTHEW E. CROCKETT, 20044002715
 04/26/2015
 DATE

PREPARED BY:
CROCKETT

ENGINEERING CONSULTANTS
 3028 North Lindbergh Boulevard
 Columbia, Missouri 65208
 6722-941-0294
 www.crockettingeering.com



CONCEPTUAL LANDSCAPING PLAN FOR
LOT 4A OF RED OAK SOUTH, PLAT NO. 1-A
 LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 CITY PROJECT # 15-94



PERVIOUS AREA

TOTAL LOT AREA	85,488 S.F.
TOTAL IMPERVIOUS AREA	52,521 S.F. (61%)
TOTAL PERVIOUS AREA (OPEN SPACE)	32,967 S.F. (39%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANNING. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

LANDSCAPE COMPLIANCE

TOTAL PAVED AREA	25,212 SQ. FT.	8 TREES
TREES REQUIRED @ 1 TREE PER 4,500 S.F.	128 LT.	3 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF P.A.M.	111 L.F.	4 TREES
TREES REQUIRED @ 1 PER 20 L.F.	5 TREES	
TOTAL TREES REQUIRED	133 TREES	4 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)	4 TREES	
TOTAL TREES PROPOSED	13 TREES	4 TREES
MEDIUM TO LARGE TREES PROPOSED	4 TREES	
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE	0 L.F.	
LENGTH OF PARKING WITHIN 20' OF P.A.M. TO BE SCREENED (20%)	48 L.F.	

PLANTING NOTES

QUANTITY	PLANT SPECIES
4	LARGE TREE
9	MEDIUM TREE

1" TALL WHITE TREES WITH LANDSCAPED BEDS CONTAINING SMALL ORNAMENTAL TREES, DECIDUOUS SHRUBS, BEDDING PLANTS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPED BEDS SHALL CONFORM TO SCHEDULE REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1" AND 5" ABOVE GROUND AT THE SCREEN LINE.

- LANDSCAPING / TREE PRESERVATION NOTES**
- ALL DISTURBED AREAS SHALL BE SEEDED & MAINTAINED AFTER CONSTRUCTION.
 - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOW.
 - ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING ORDINANCES AND STANDARDS OF THE CITY OF COLUMBIA.
 - LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (C) AND (D), 20-13.1 (A) (2), AND 20-25 (A) (2) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2015.

DR. DANIEL FURR, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015.

ROBERT MCGRAW,Mayor

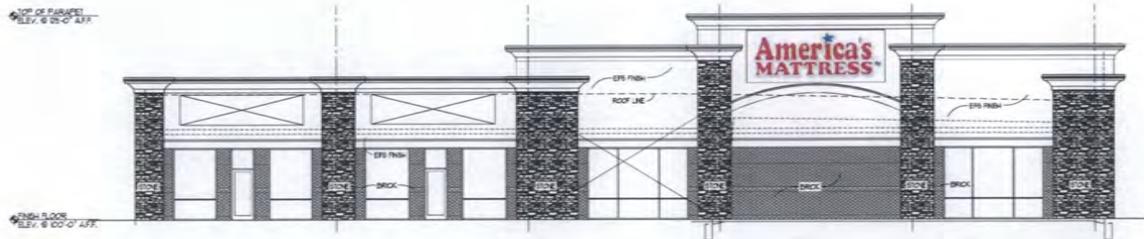
SHELIA MARL, CITY CLERK

OWNER:
 RED OAK INVESTMENT COMPANY
 5 DANFORTH CIRCLE
 COLUMBIA, MISSOURI 65201

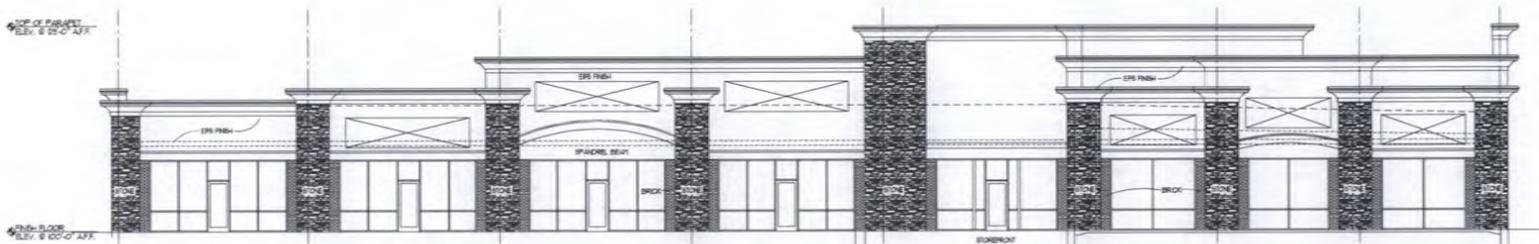


TIMOTHY D. CROCKETT, 2004500275
 04/08/2015
 DATE

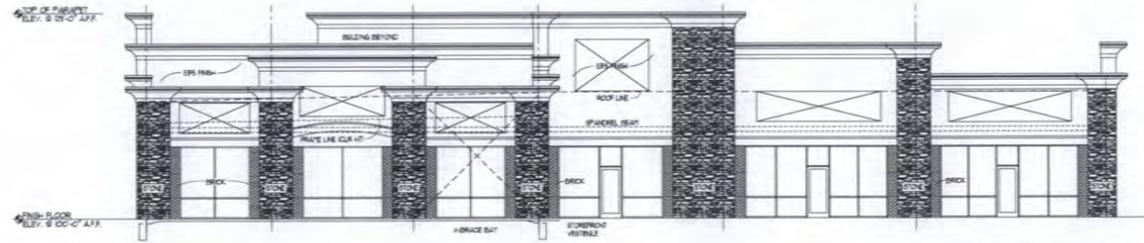
PREPARED BY:
CROCKETT
 ENGINEERING CONSULTANTS
 8523 North Truman Boulevard
 Columbia, Missouri 65203
 657-491-0244
 www.crockettengineering.com



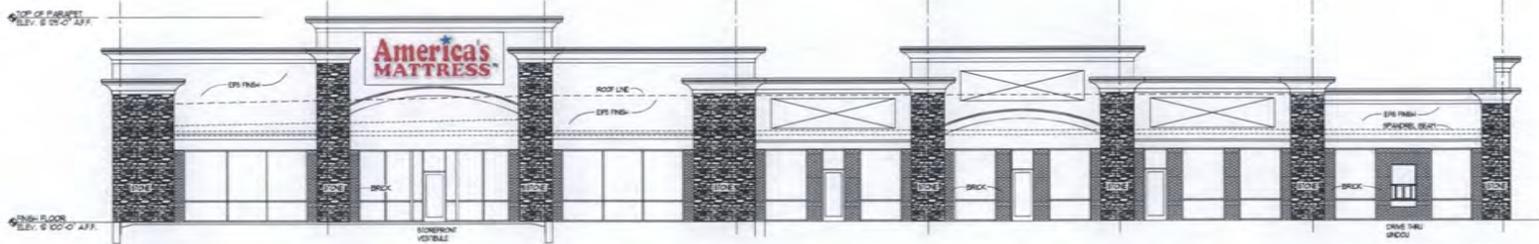
2 WEST ELEVATION
SCALE 1/8\"/>



3 NORTH ELEVATION
SCALE 1/8\"/>



4 EAST ELEVATION
SCALE 1/8\"/>



5 SOUTH ELEVATION
SCALE 1/8\"/>



THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED

SIMON ASSOCIATES INC.
 ARCHITECTURE
 113 South Sixth Street Columbia, Missouri Phone: 314-441-1111 Fax: 314-441-9817

PROVISIONAL
 NOT FOR CONSTRUCTION

RED OAK SPEC BUILDING
 1413 CONSTRUCTION PLAZA DRIVE
 COLUMBIA, MO

REVISIONS:



DATE SHED
 04 / 2 / 06



SIMON ASSOCIATES INC



SIMON ASSOCIATES INC.



SIMON ASSOCIATES INC.
COMMERCIAL REAL ESTATE
18 South Main Street, Omaha, Nebraska | Phone: 402.552.1200 | Fax: 402.552.1202



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: 15-94	Submission Date: 3-16-15	Planner Assigned: CES
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

25 feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

0 feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

The maximum number of free standing signs shall be one. Areas and height of all signage shall comply with City of Columbia sign regulations.

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

Landscaping: 15%
Existing Vegetation: 0%

5. The maximum height and number of light poles and type of fixtures.

Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 25 feet. Maximum number of light poles shall be 10.

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MAY 7, 2015

V) PUBLIC HEARINGS

MR. REICHLIN: Okay. Moving right along, we'll enter into the Public Hearing portion of our meeting tonight. As previously stated, we'll look at Case No. 15-94.

Case No. 15-94

A request by Crockett Engineering Consultants (applicant) on behalf of Red Oak Investment Company (owner) for a C-P (Planned Business District) development plan on 1.51 acres of land, to be known as "Lot 4A of Red Oak South, Plat No. 1-A." The subject property is located on the south side of Grindstone Parkway, approximately 200 feet east of Norfleet Drive.

MR. REICHLIN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the proposed "Lot 4A of Red Oak South, Plat No. 1-A" C-P Development Plan and Design Parameters.

MR. REICHLIN: Are there any questions of Staff? Mr. Strodtman?

MR. STRODTMAN: Was there any concern from the staff about the one egress. I mean, I know you mentioned it ties into the adjoining neighbor lots, but is there any concern about only having one point?

MR. SMITH: No. Actually Staff encouraged the applicant to look at the shared access. The lot to the west will actually have -- in addition to this one access, it will have an access onto Norfleet, so it's kind of two access points for them. And to the east, as I said, all the lots connect, so there is kind of thoroughfare there for additional access points.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? Seeing no one.

MR. TILLOTSON: Just to get this in my head for a second. Sorry.

MR. REICHLIN: Oh, Mr. Tillotson. Go ahead.

MR. TILLOTSON: East of that is that is that the Plaza Tire store going on that lot?

MR. SMITH: Right.

MR. TILLOTSON: And then MFA?

MR. SMITH: Correct.

MR. TILLOTSON: Okay. So they're all kind of sharing the lots through there. Okay. I'm fine.

MR. REICHLIN: Okay. Thank you very much. All right. At this time, we'll open the public hearing for comments from proponents. We'll be keeping a three-minute timer, so --

PUBLIC HEARING OPENED

MR. CROCKETT: Mr. Chairman, members of the commission, Tim Crockett with Crockett Engineering, 2608 North Stadium, and I'll keep my comments fairly brief. I think Mr. Smith did a pretty good job of his staff report tonight. We would like to talk about a couple of items. This project is in full compliance with the allowed uses under the existing statement of intent for this -- for this piece of property, as well as the other items in the statement of intent. When it was rezoned back in 2010, it was a relatively lengthy list of additional requirements for these properties. One thing Mr. Smith did not talk about, which I would just like to briefly touch base on is about the traffic study. A traffic study was performed for this entire development back in 2010 and it was, of course, modified each individual time a site plan comes through. It was modified in this case and it certainly conforms to that. Talk about your access, Mr. Strodman, a little bit. We originally had a stand-alone access for this lot. We also -- the bank next door, the owner to the west of this development, had a stand-alone access, as well. What that ended up with is two driveways parallel to each other that served the same purpose that had a very narrow strip of landscaping between them with a large amount of pavement that was only going to be used a certain number of trips per day. So this owner got with the owner next door, with the encouragement of the City. We asked them if it would be okay. They said absolutely, they would encourage us to do it, and we basically shared an entrance here. So it's sized appropriately for both developments. It reduces the amount of impervious area in the whole -- the whole development and it allows for better landscaping. So with that, I would happy to answer any questions the Commission may have.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: The -- when you did the Break Time and the tire store --

MR. CROCKETT: Yes.

MS. RUSSELL: -- I was really concerned about getting a buffer of some kind of landscaping there. Will you be putting that same kind of landscaping in between Grindstone --

MR. CROCKETT: Between the two -- yes.

MS. RUSSELL: Between Grindstone?

MR. CROCKETT: On Grindstone, yes.

MS. RUSSELL: Uh-huh.

MR. CROCKETT: There's requirements on how much landscaping we can have up against Grindstone. In this case, I've got to look at the landscape plan. I'm going off memory here, so -- there is -- there are going to be some trees along that portion out there. The one advantage on this development is that we're pushing our parking lot further off of Grindstone than some of the other developments out there. So if we're further off the right-of-way, then we lose the requirement for additional screening. So if we push ourselves closer, we'll have to have that additional screening. At this point, we have some trees out in that area right now.

MS. RUSSELL: Okay. Thank you.

MR. REICHLIN: Any other questions of this speaker? Seeing none -- oh, go ahead. Sorry. Sorry.

MR. STRODTMAN: Mr. Crockett, just so I understand, the bank to the west, their drawing would show a similar drive lane that will be basically double.

MR. CROCKETT: Absolutely.

MR. STRODTMAN: I mean, they'll combine the two?

MR. CROCKETT: Yes. We're showing half on ours, there would be half on theirs. So it'll be the same drive lane, normal width. It just serves both properties.

MR. STRODTMAN: And both will be done at the same time or are you self -- is your half sufficient for you for the time being?

MR. CROCKETT: No. It will -- it's a little bit wider than a normal entrance, and we're going to build the whole thing initially.

MR. STRODTMAN: Okay.

MR. CROCKETT: Or whichever -- whichever development happens first --

MR. STRODTMAN: Is first.

MR. CROCKETT: -- will build the whole entrance -- you know, the entryway with -- with -- in conjunction with that development. So, I believe it's going to probably be ours. We're on a -- on a schedule to proceed with this project if approved.

MR. STRODTMAN: Thank you.

MR. CROCKETT: Okay. Thank you.

MR. REICHLIN: Thank you. Anybody else who would care to comment on this matter, either for or against? Seeing none.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please?

MR. STRODTMAN: If there's no discussion, I'll make a motion for Case 15-94 for the -- for a C-P Development Plan. My recommendation is for approval.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton, second. May we have a roll call, please?

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Reichlin. Motion carries 7-0.

MR. STRODTMAN: Our recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary.