



SP 13-209 Site Plan Review: Evers Brown Shopping Center

For consideration by Metropolitan Planning Commission on August 27, 2013

Applicant: Evers Brown

Engineer: George Hamman/Civilogic

Property:

Location: 1504 Stadium Blvd. between Riggs Street and Kingbury Street

Total Acres: 0.44 acres +/- (19,241.3 sq. ft.)

6,325 sq. ft. retail shopping center with 5 lease areas.

Zoning:

District: C-3 LUO – General Commercial Limited Use Overlay

The following stipulations were placed upon this rezoning:

1) The following uses shall be prohibited:

- A) Adult Entertainment
- B) Off-Premise Advertisement

2) The following uses shall be allowed only as a Conditional Use, and shall be approved by the Metropolitan Area Planning Commission (MAPC):

- A) Carwash
- B) Cemetery
- C) Construction Service
- D) Convenience Store
- E) Fast Food Restaurant
- F) Gas Station
- G) General and Limited Vehicle Repair

3) That a lighting and landscaping plan be prepared and submitted to the City Staff for review.

4) That a buffer of ten feet (10') be provided on the north and south sides of the parcel, when abutting residential uses, and that a buffer of twenty feet (20') be provided on the east side of the parcel, when abutting residential uses. Privacy fencing be installed where the site abuts residential uses.

5) That the proposed development shall satisfy all requirements if the City Engineer, satisfying all requirements of the current Storm Drainage Design Manual.

6) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by City, state, and local agencies shall be satisfied.

Plan Submittal Review by Planning Staff:

1. The site plan shows the building to be 110' x 50', the architectural drawings show the building to be 115' x 55'.
2. Proposed parking spaces = 23, If the building is 6,325 sq. ft., 25 spaces will be required.

3. The proposed driveway width totals 24 feet for the 2 lanes. A minimum of 26' is required.
4. A dumpster location is not shown. Residential compatibility standards require screening and a 25 ft. setback for dumpsters and refuse receptacles.
5. Residential compatibility standards require a 20 ft. setback for structures. 10.1 ft. is proposed for the north and south property boundaries. (This is with a 110' building length. Architectural plans show a 115' building length)
6. Proposed parking is located within the 10 ft. buffer that the LUO ordinance requires for the north and south property boundaries. A 10' buffer would also give more room to get better drainage along the northern property boundary by pulling in grade from the east.
7. Proposed patios are located within the 20 ft. buffer that the LUO ordinance requires for the east property boundary.
8. ~~Privacy fencing has not been proposed along the north, south, and east property boundaries as required by the LUO ordinance.~~
9. Lighting and landscape plans have not been submitted as required by the LUO ordinance.

Other Departmental Reviews: Pending