

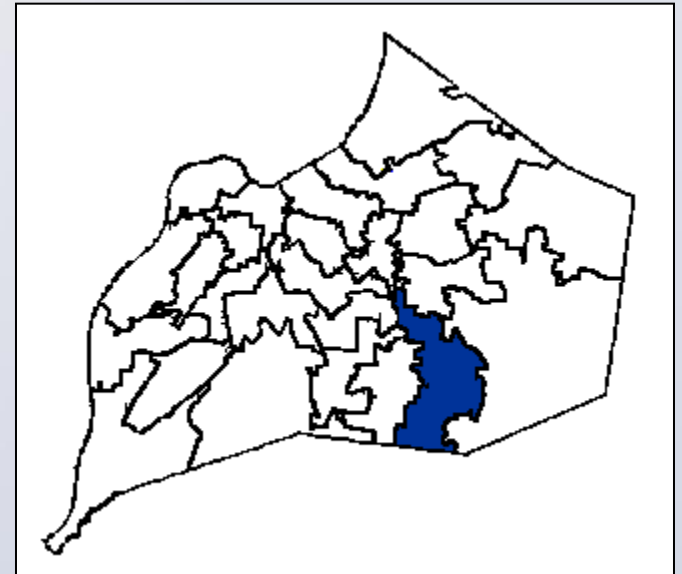
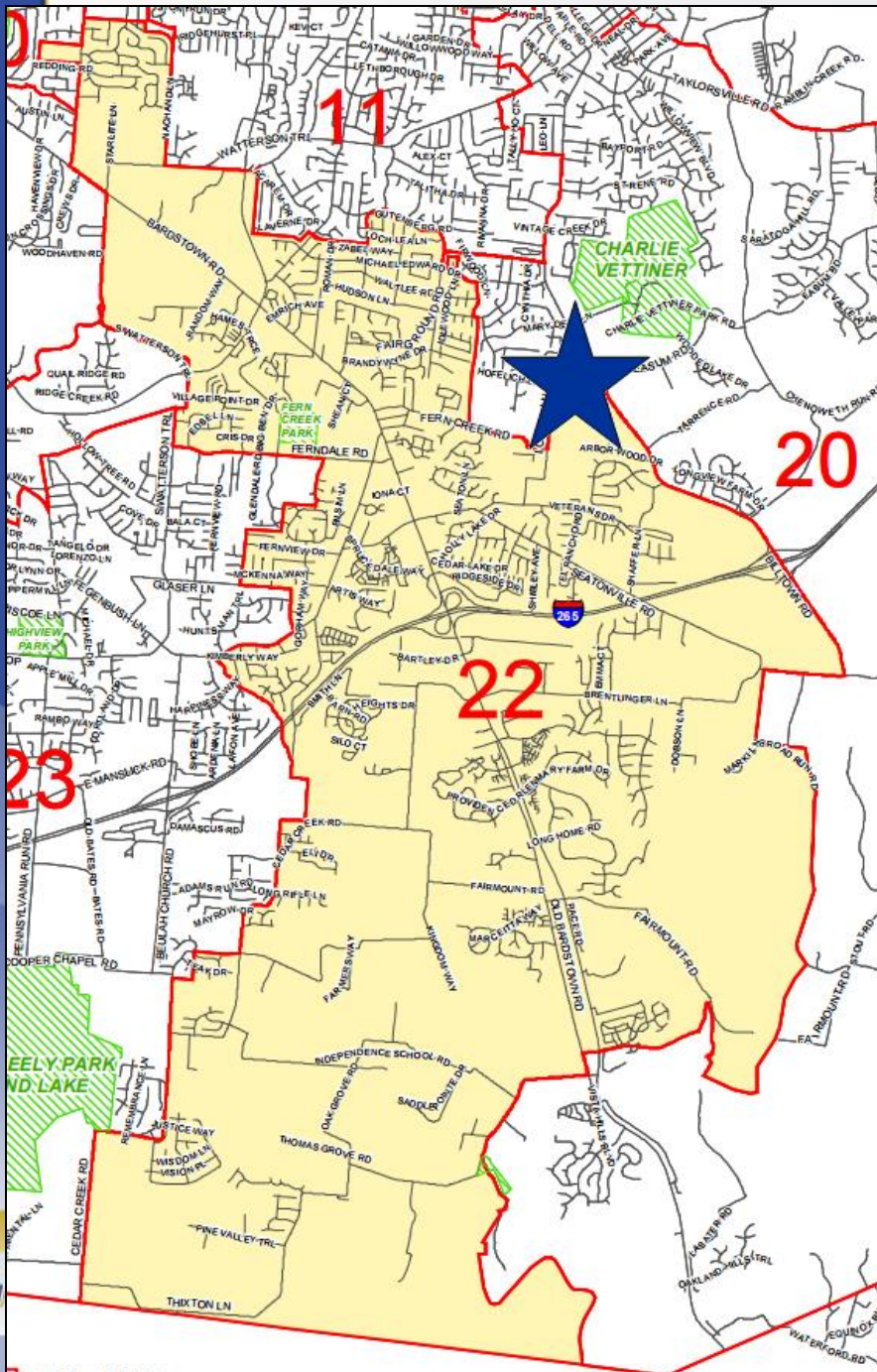
15ZONE1059

- Houchen's



Planning/Zoning, Land Design & Development
December 13, 2016

5501 Lovers Lane and 5502 Billtown Road District 22 - Robin Engel



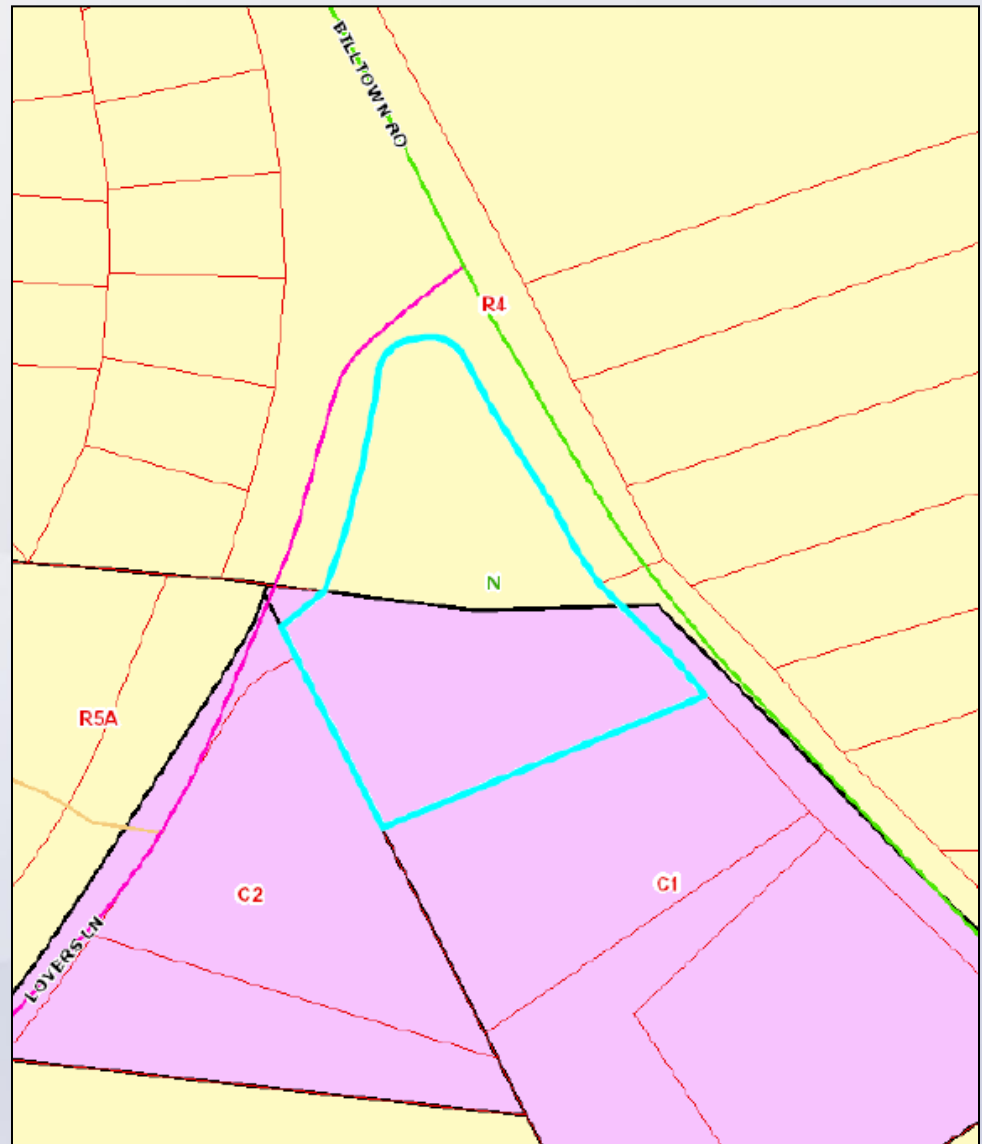
Zoning/Form Districts

Subject Property:

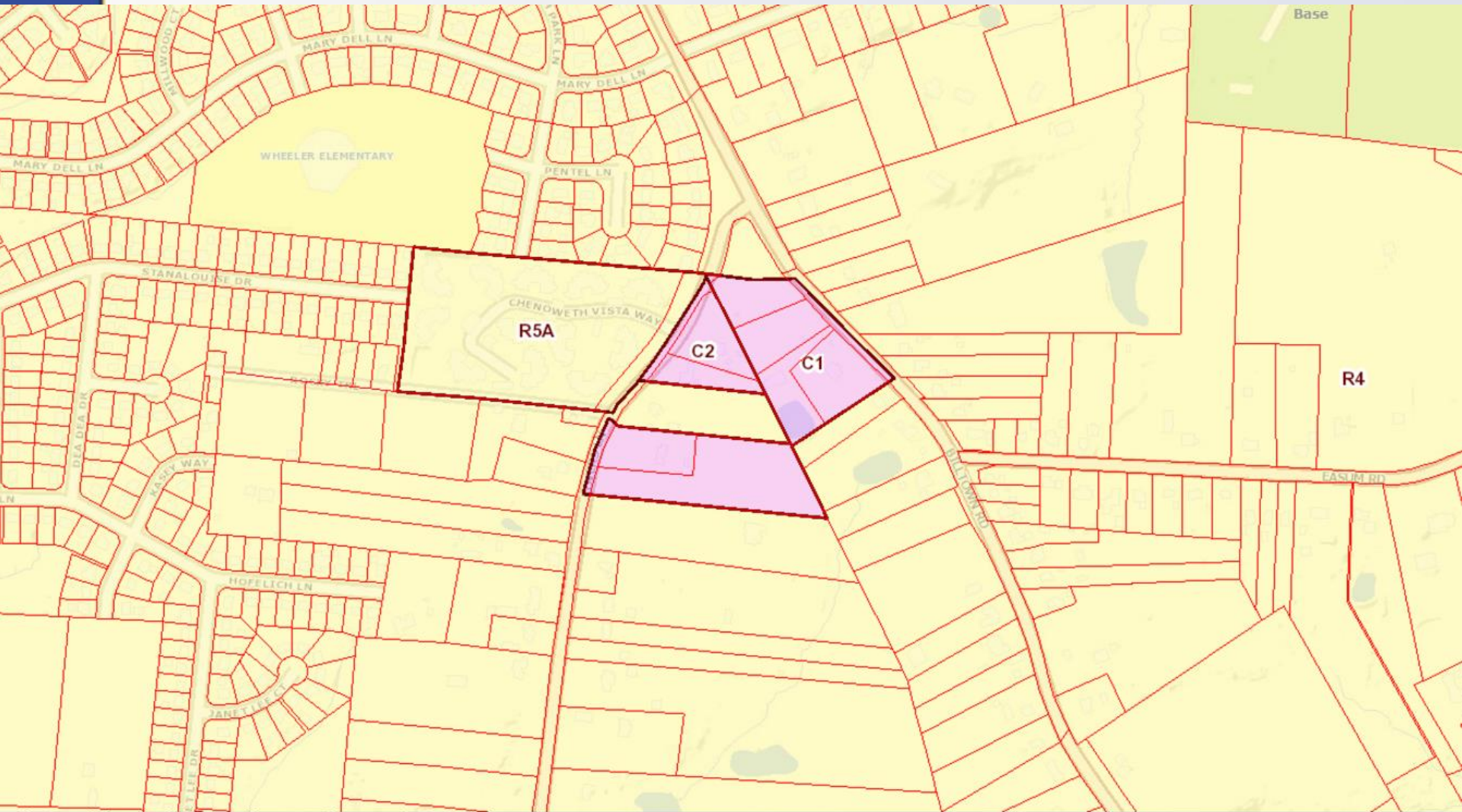
- Existing: R-4/N
- Proposed: C-1/N

Adjacent Properties:

- North: R-4/N
- South: C-1, C-2/N
- East: R-4/N
- West: R-4, R-5A/N



Zoning/Form Districts



Aerial Photo/Land Use

Subject Property:

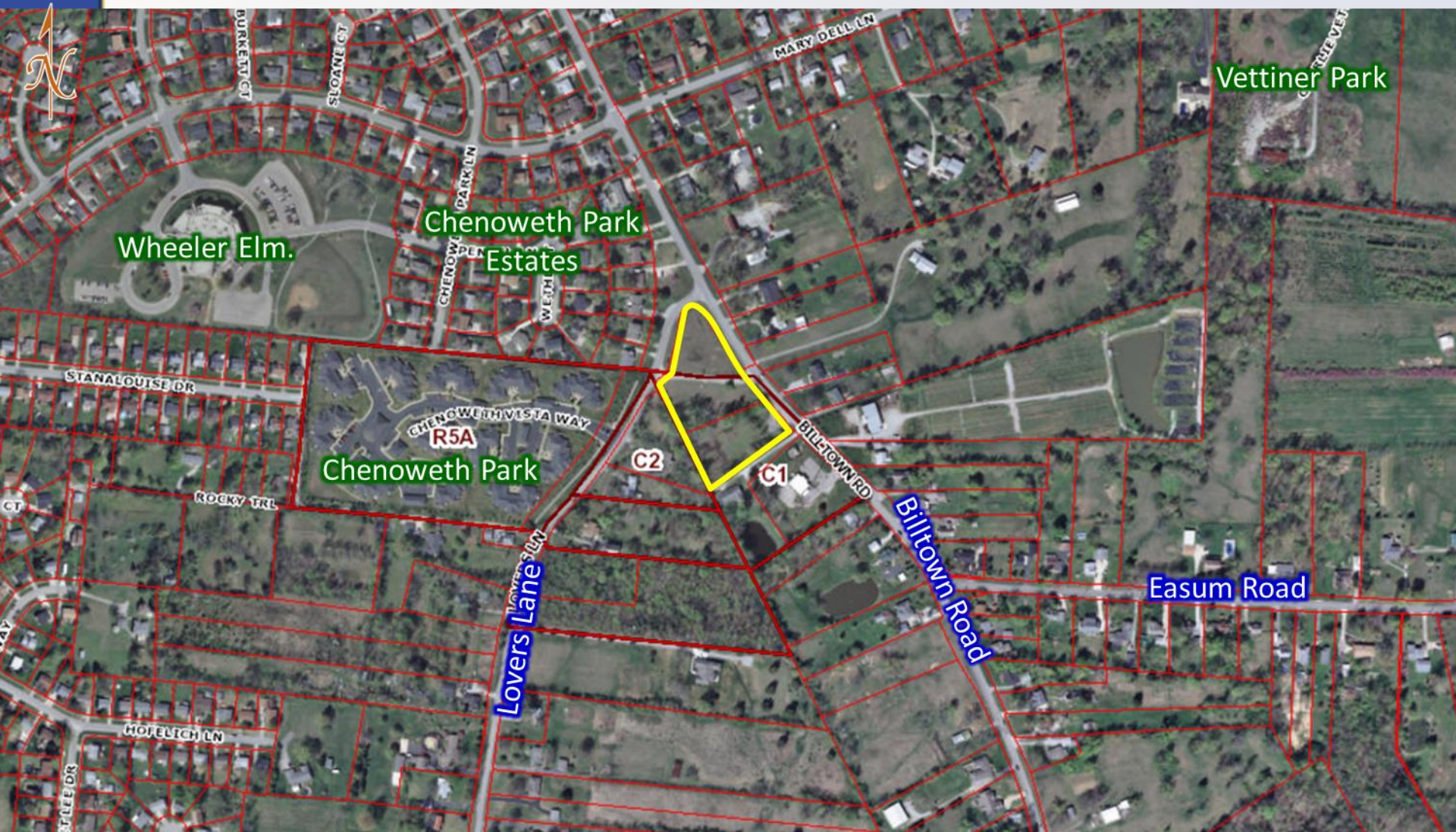
- Existing: Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Single Family Residential
- South: Vacant
- East: Single Family Residential
- West: Single/Multi-Family Residential



Aerial Photo/Land Use



Site Photos



Site Photos



Site Photos



Site Photos



Request(s)

- Change in zoning from R-4 to C-1
- District Development Plan
 - Variance from Chapter 5.3.1.C.5 to permit vehicle maneuvering within the 30' setback along the southeastern property line.
 - Waivers:
 1. Waiver from Chapter 5.6.1.C.1 to permit less than 50% clear windows on the Lovers Lane and Billtown Road facades.
 2. Waiver from Chapter 5.9.2.B to not provide a pedestrian connection from Lovers Lane to the building.

VICINITY MAP
(N.T.S.)



- 12. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPROPRIATE AGENCIES.
- 13. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING AND MANAGEMENT PRACTICES.
- 14. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S POLICY.
- 15. FINAL BUILDING EXTERIOR WILL BE DESIGNED IN COMPLIANCE WITH C...

TREE CANCEL

| STATISTIC | PERMITTEE |
|--|-----------|
| GROSS SITE AREA: | |
| REQUIRED CANOPY FOR DEVELOPMENT | |
| EXISTING TREE CANOPY (BASED ON FIELD SURVEY) | |
| PERCENT OF TREE CANOPY PRESERVED | |
| PERCENT OF TREE CANOPY REDUCED | |
| TREE CANOPY TO BE PLANTED | |
| 31 TYPE A DECIDUOUS TREES @ (700 SF CREDIT EACH) | |
| 3 TYPE C DECIDUOUS TREES @ (86 SF CREDIT EACH) | |
| TOTAL CANOPY OF PROPOSED DEVELOPMENT | |
| STREET TREES 50% OF FRONTAGE / 50' | |
| LOCATION | DISTANCE |
| NORTH | 171 LF |
| EAST | 199 LF |
| SOUTH | 180 LF |
| WEST | 225 LF |
| TOTAL VUA PROPOSED DEVELOPMENT | |
| ILA REQUIRED | |
| ILA PROVIDED | |
| TREES REQUIRED | |
| TREES PROVIDED | |



- PROPOSED SANITARY SEWER LOCATION
- APPROXIMATE LOCATION OF EXISTING ZONING BOUNDARY
- PROPOSED 24' WIDE SITE ACCESS
- WAIVER REQUEST TO ELIMINATE THE PEDESTRIAN CONNECTION FROM LOVERS LANE TO THE BUILDING

PEDESTRIAN ACCESS TO PROPOSED SIDEWALK
AREA FOR BIKE PARKING

DRAINAGE OUTLETS TO EXISTING DITCH

PROPOSED 24' WIDE SITE ACCESS

SEWAGE TREATMENT PLANT:
METROPOLITAN SEWER DISTRICT

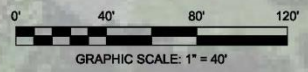
BENCHMARK DATA:

➤ BENCHMARK 1
MAG SPIKE SET APPROXIMATELY 5.7' FROM THE NORTH EDGE OF PVMT. OF LOVER'S LANE.
ELEV. 739.18

➤ BENCHMARK 2
1/2" IRON PIN W/ 1" ILLEGIBLE PLASTIC CAP FOUND APPROXIMATELY 24.5' FROM THE EAST EDGE OF PVMT. OF LOVER'S LANE AND 20.9' FROM THE NORTH EDGE OF PVMT. OF OLD LOVER'S LANE.
ELEV. 739.82

GEOTECHNICAL ENGINEERING INVESTIGATION

PATRIOT ENGINEERING AND ENVIRONMENTAL CO.
COMPLETED: NOVEMBER 16, 2015

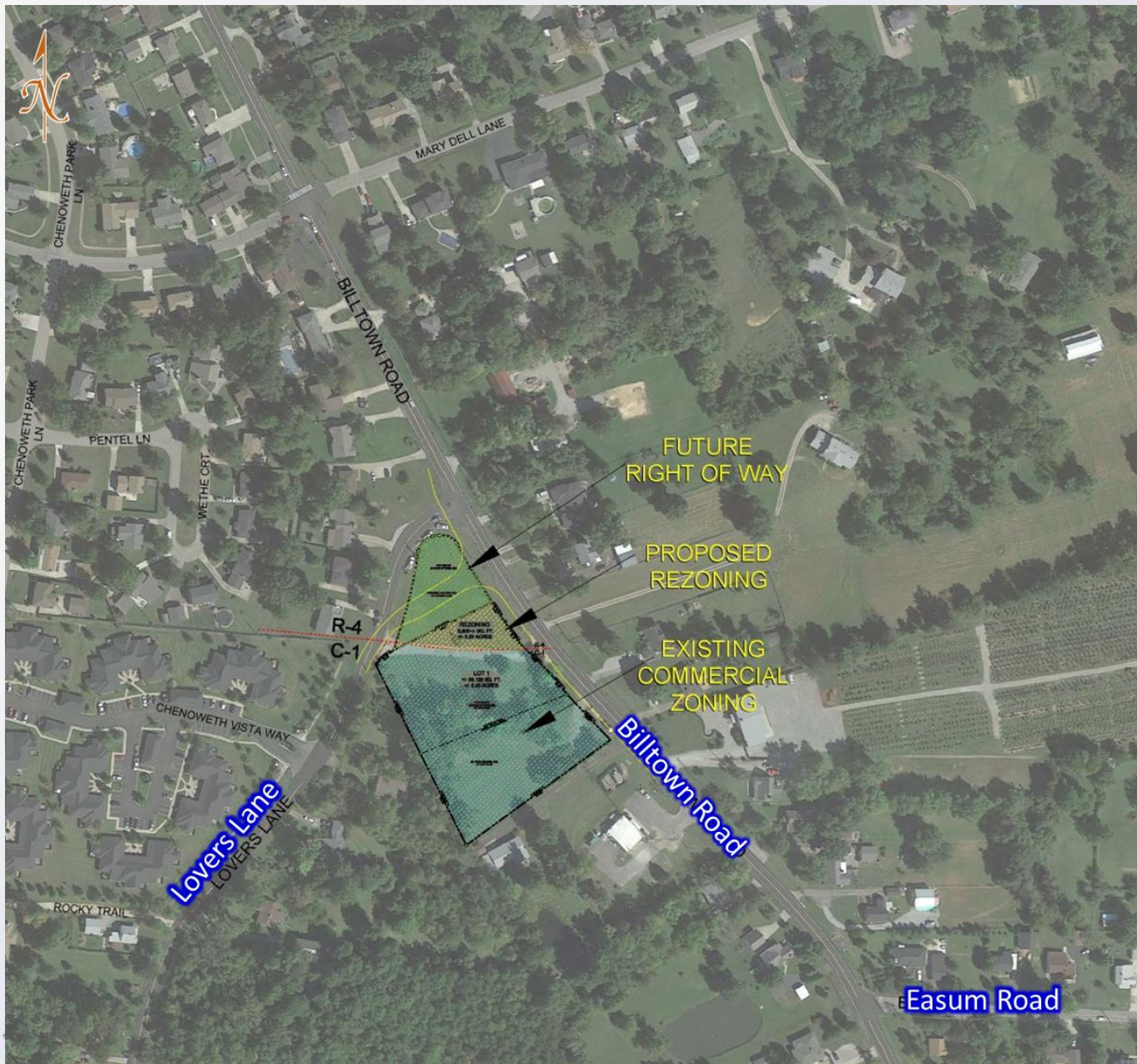


PROPOSED 8' HT. 165' LONG WHITE VINYL FENCE

VARIANCE REQUEST #1

EROSION PREVENTION AND SEDIMENT CONTROL PLAN

1. THE APPROVED EROSION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC SHALL BE REVIEWED AND APPROVED BY MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.
3. ACTIONS MUST BE TAKEN TO MINIMIZE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION SITE TO ADJACENT ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND DITCHES. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARDS.
6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY INTERRUPTED OR STOPPED, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER CONSTRUCTION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO ANY WATER BODY.





PC Recommendation

- Public Hearing was held on 10/20/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-1 by a vote of 8-0 (8 members voted)