

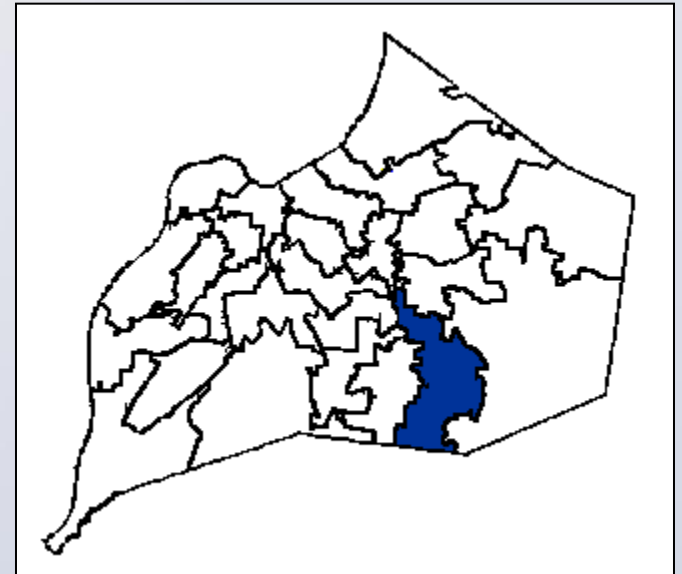
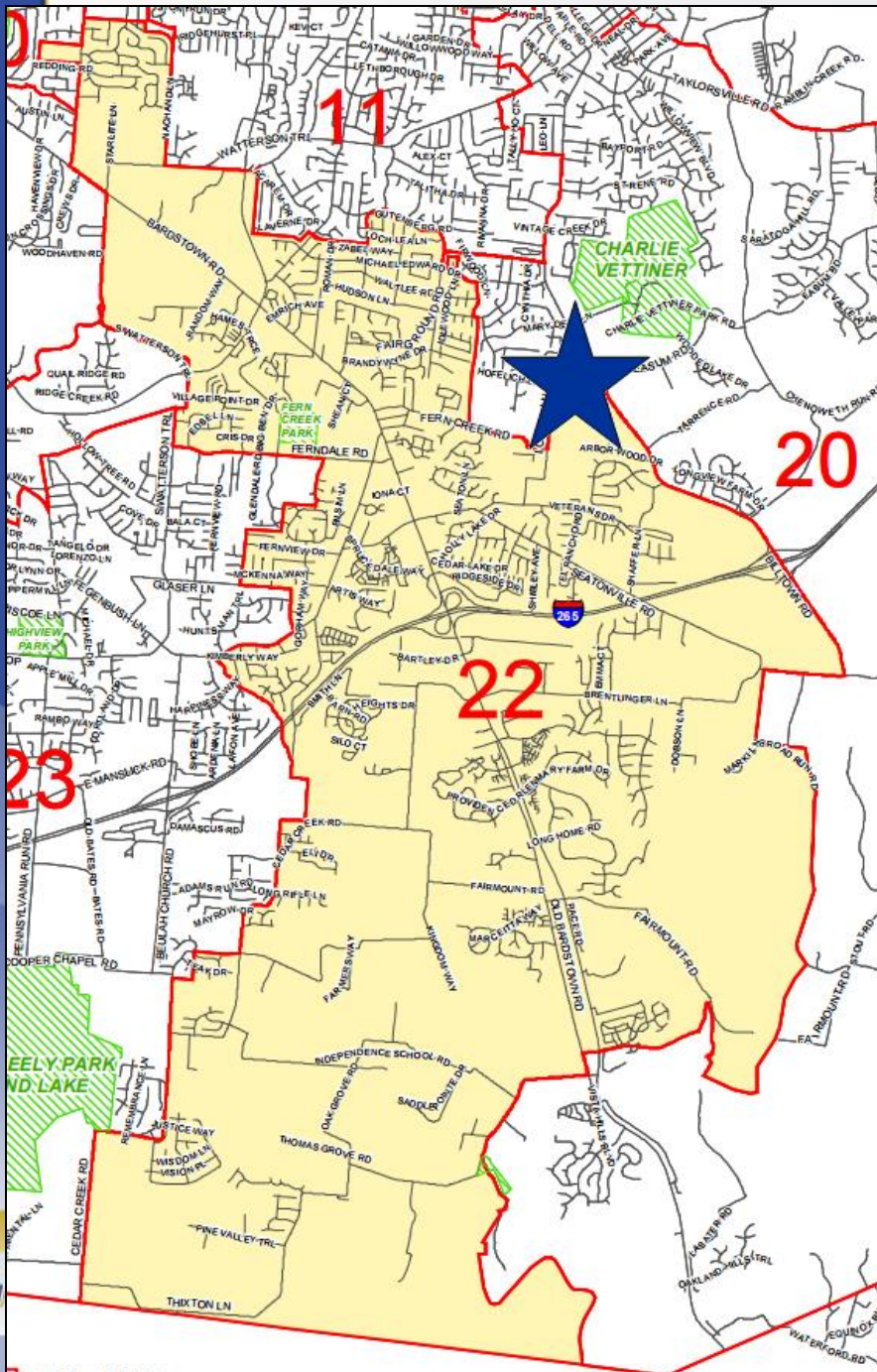
# 15ZONE1059

- Houchen's



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

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



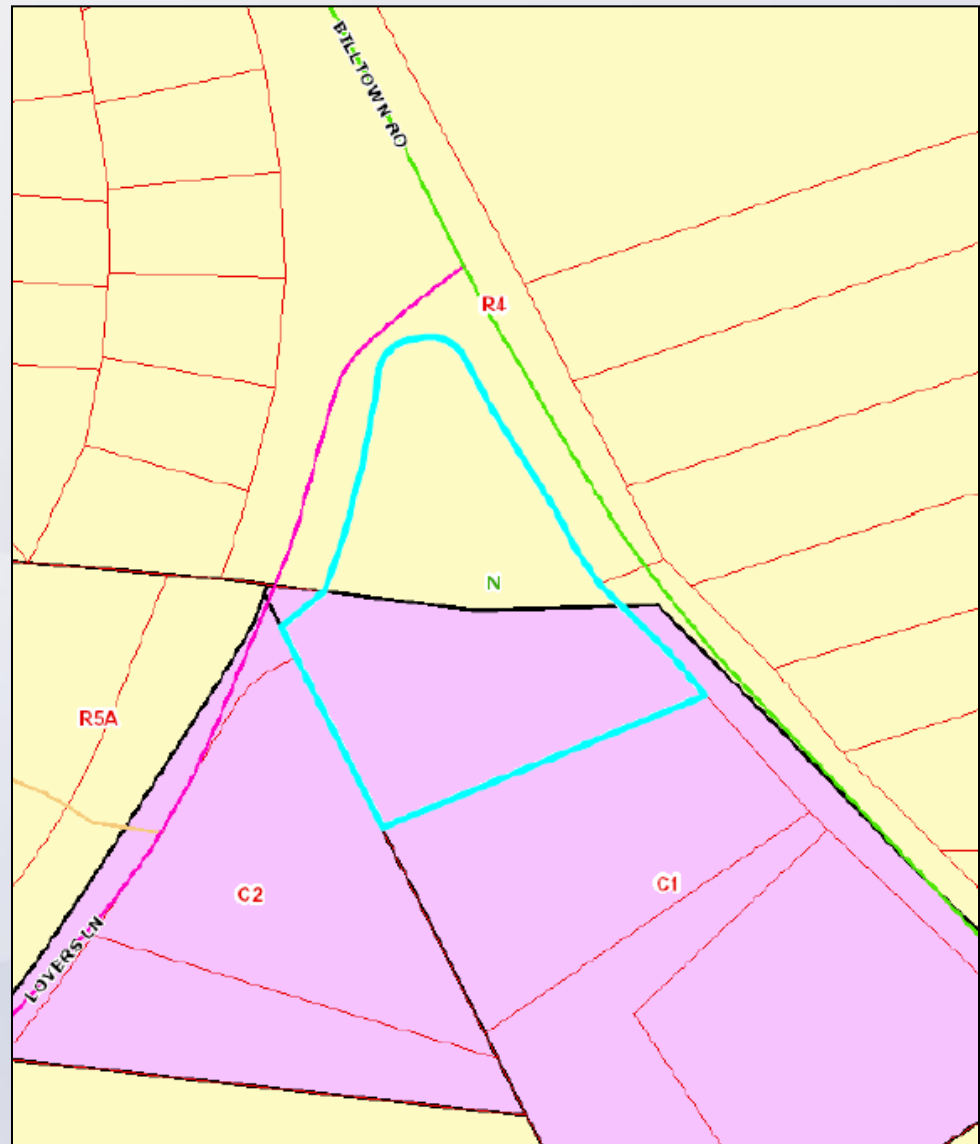
# Zoning/Form Districts

## Subject Property:

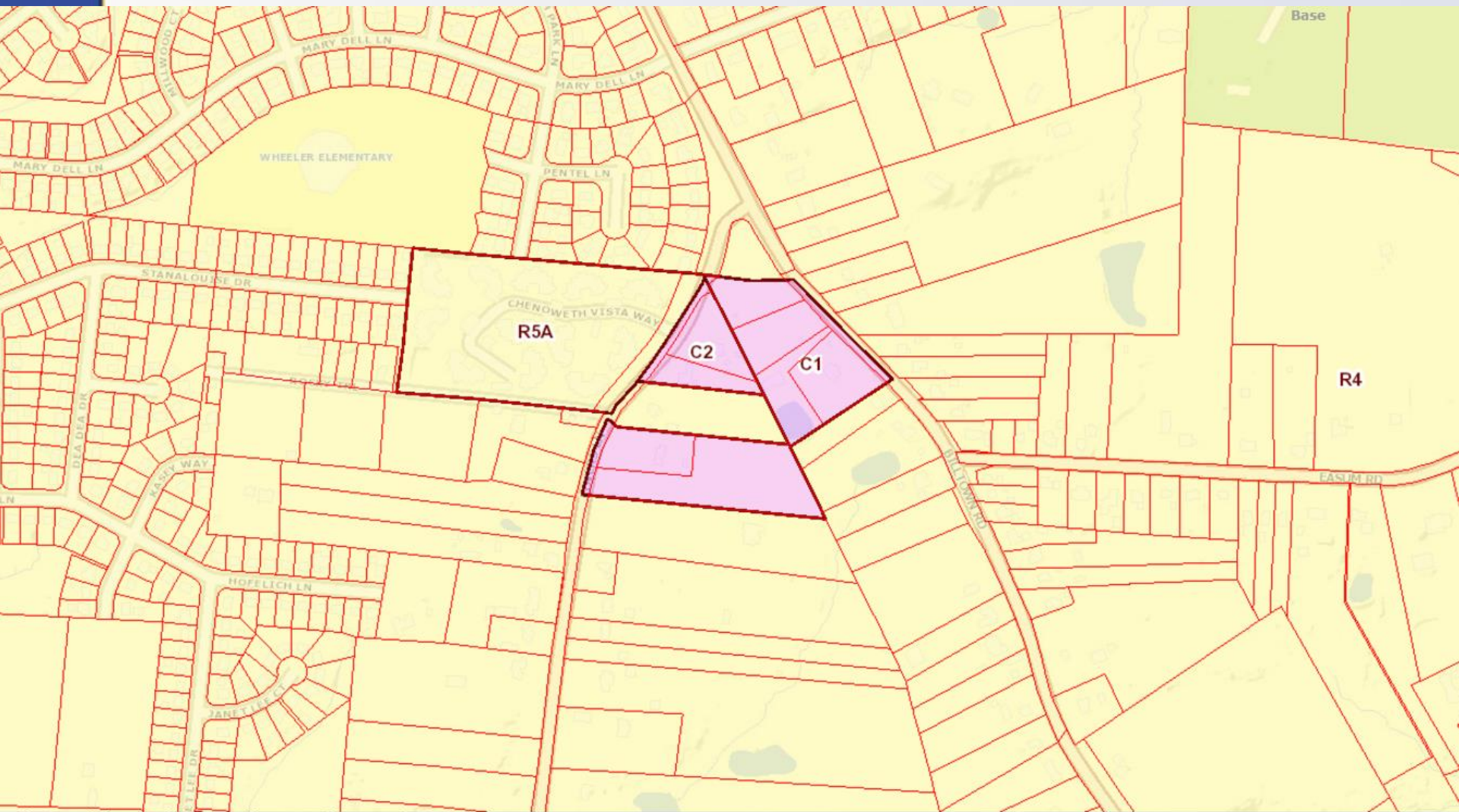
- Existing: R-4/N
- Proposed: C-1/N

## 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:

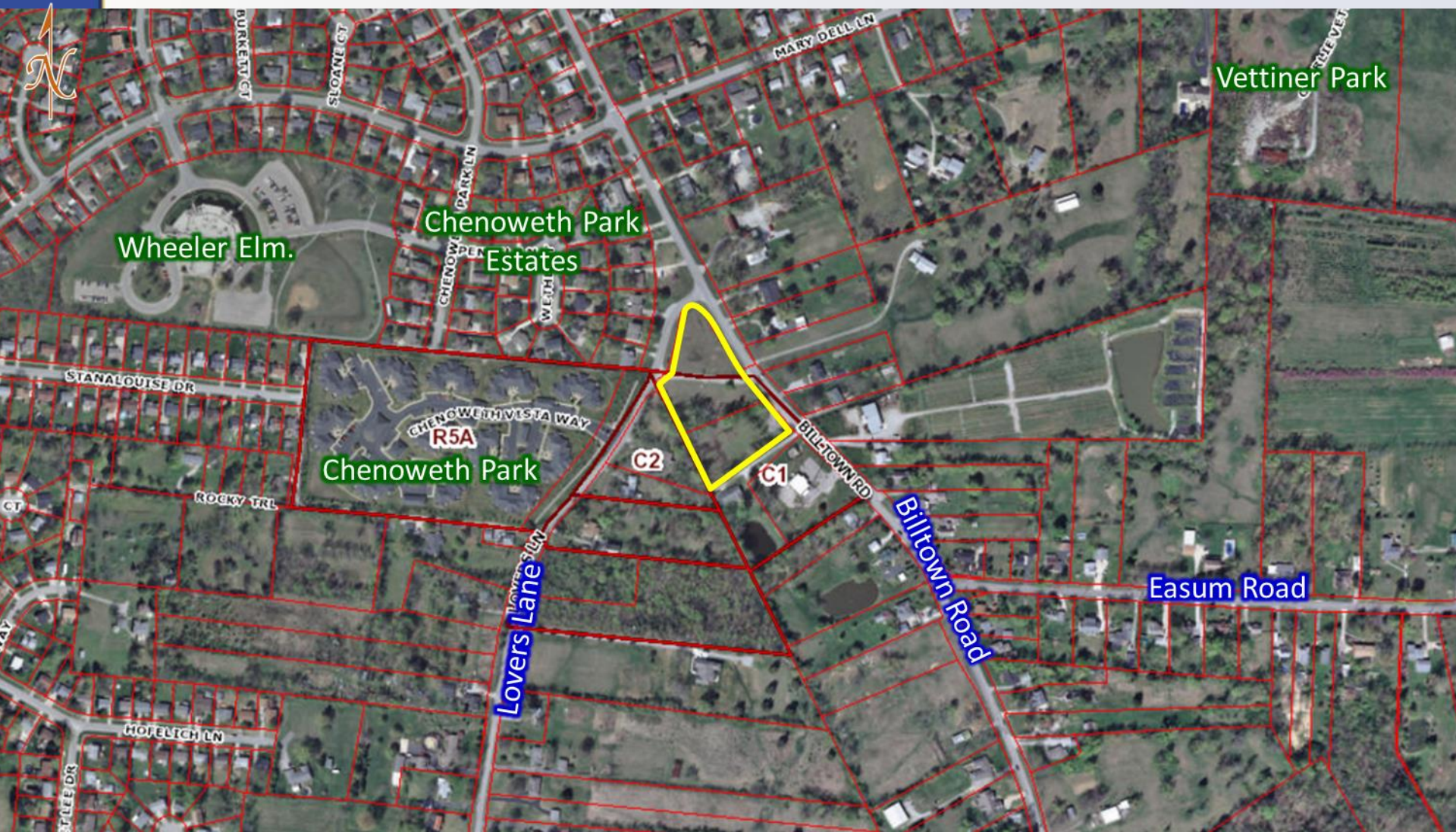
- Existing: Vacant
- Proposed: Commercial

## 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
<b>GROSS SITE AREA:</b>	
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)	
<b>TOTAL CANOPY OF PROPOSED DEVELOPMENT</b>	
STREET TREES	
540' OF FRONTAGE / 50'	
<b>PERIMETER VUA SCREENING (VUA)</b>	
LOCATION	DISTANCE
NORTH	171 LF
EAST	199 LF
SOUTH	180 LF
WEST	225 LF
<b>TOTAL VUA PROVIDED</b>	
ILA REQUIRED	
ILA PROVIDED	
TREES REQUIRED	
TREES PROVIDED	



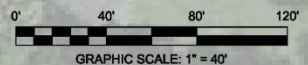
**WASTEWATER TREATMENT PLANT:**  
METROPOLITAN SEWER DISTRICT

**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



- 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 PLAN SHALL BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC SHALL BE DESIGNED TO MEET ALL 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 FENCES.
  5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD'S POLICY.
  6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY INTERRUPTED TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NOT MORE 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 WATERWAY.





# 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)