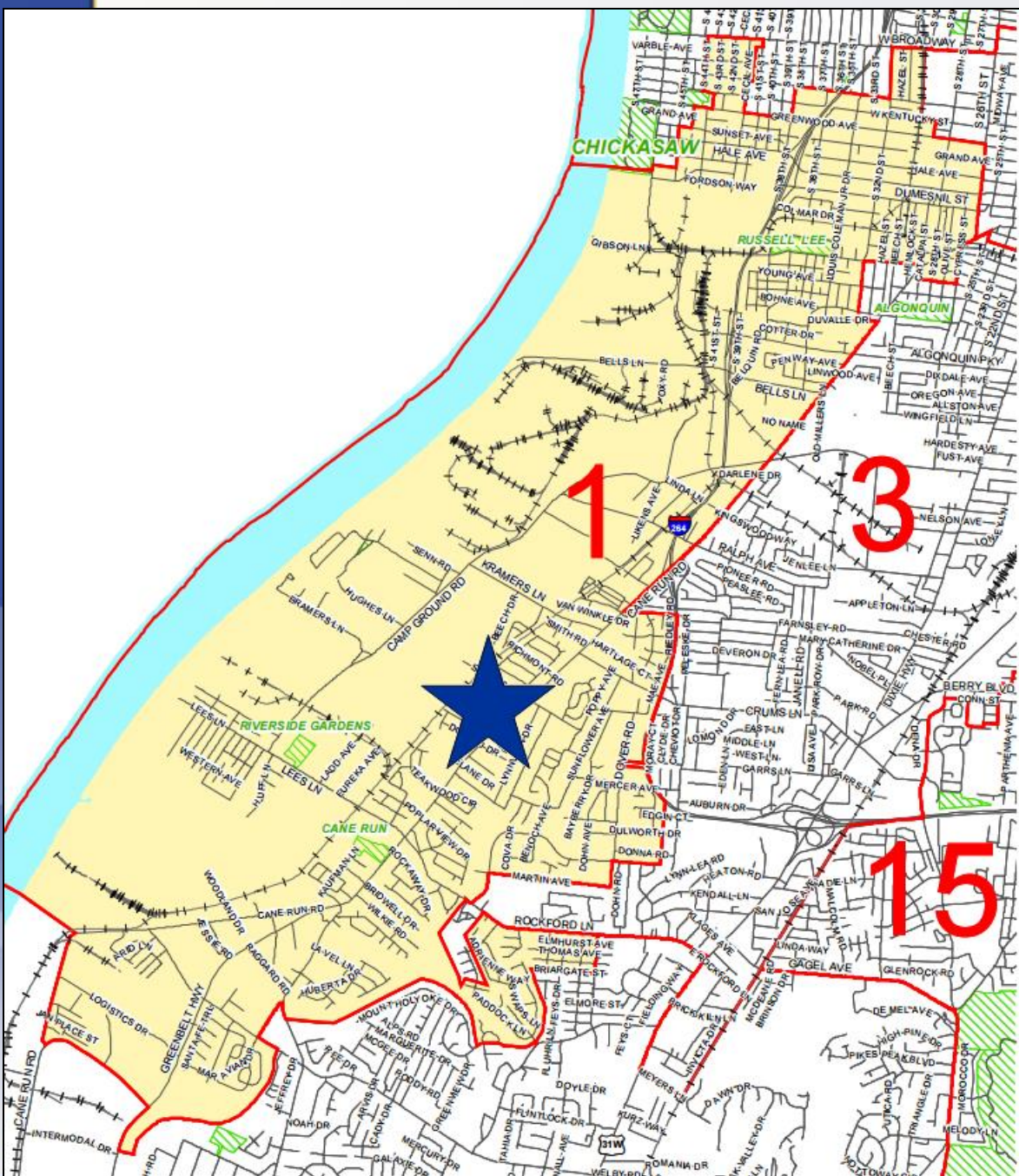


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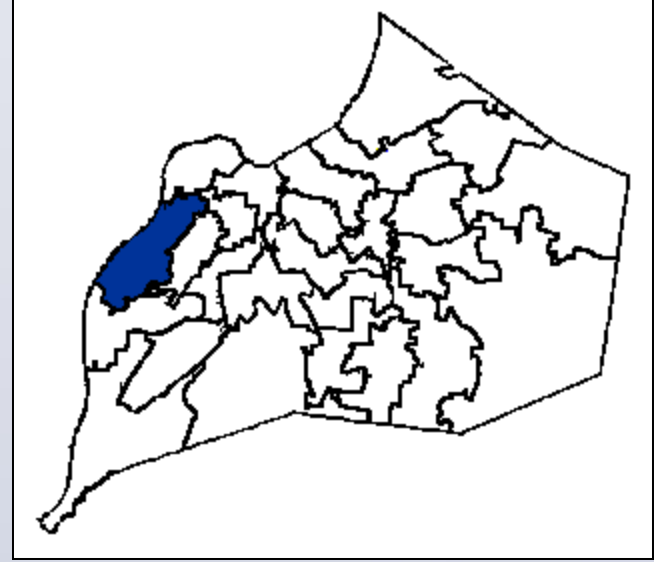
- Osa Medical Office Park



Planning/Zoning, Land Design & Development
October 11, 2016



4524-4528 Cane Run Road
 District 1 - Jessica Green



Request(s)

- Change in zoning from R-4 to OR (4.3 ac) and C-1 (1.28 ac)
- Variance from Table 5.3.2 to permit parking to encroach into the 50' and 15' setbacks along the north property line
- Waiver from Chapter 10.2.4 to eliminate the required 5' LBA where the proposed C-1 is adjacent to the proposed OR on the site.
- Detailed District Development Plan

Case Summary / Background

- Proposing four buildings on two lots on 5.58 acres
- 3 medical office buildings and 1 retail building
- 212 parking spaces
- 6% of existing trees will remain
- Floodplain compensation area to make up for fill in floodplain on other portions of the site

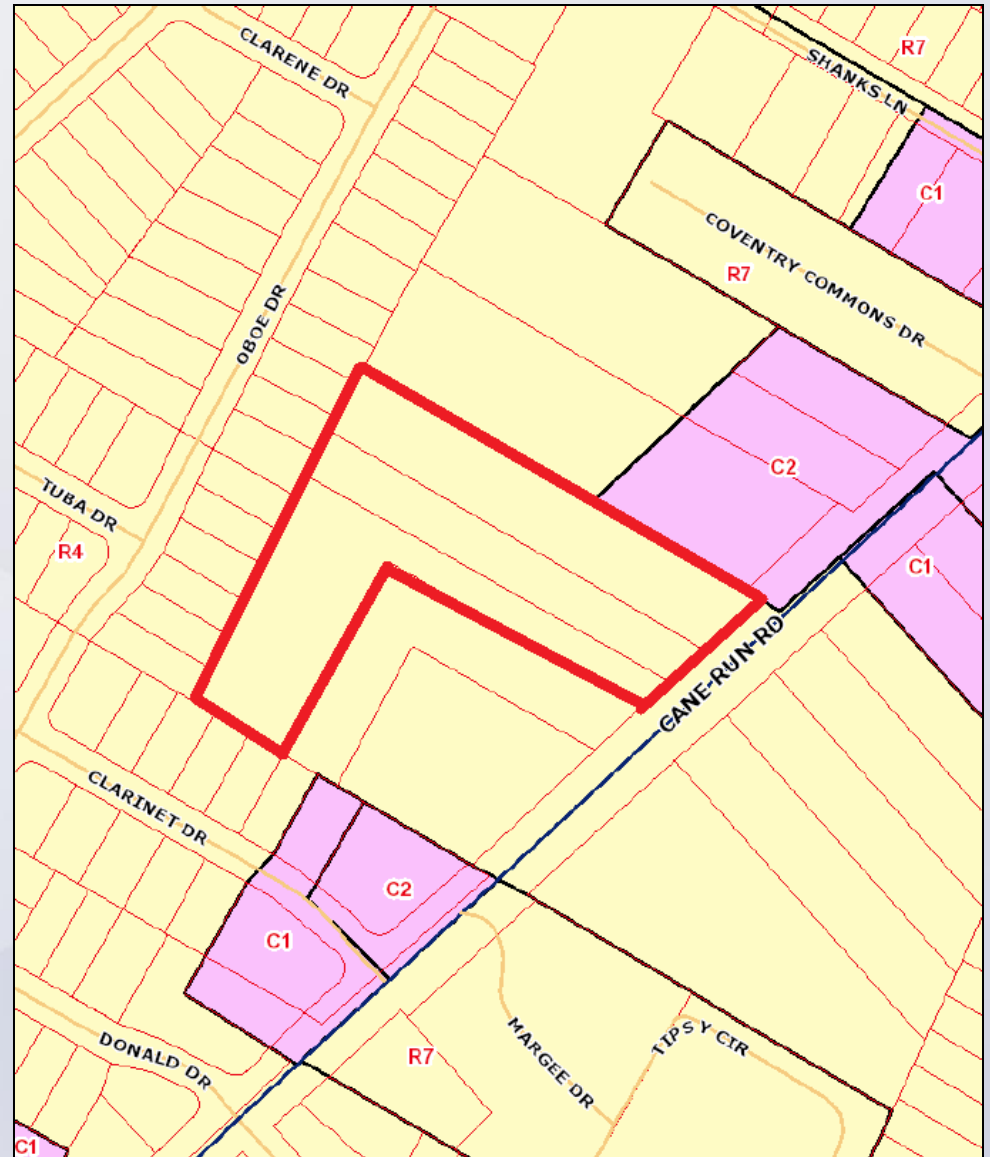
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood
- Proposed: OR, C-1/
Neighborhood

Adjacent Properties:

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



Aerial Photo / Land Use

Subject Property:

- Existing: Single Family
- Proposed: Commercial/ Office

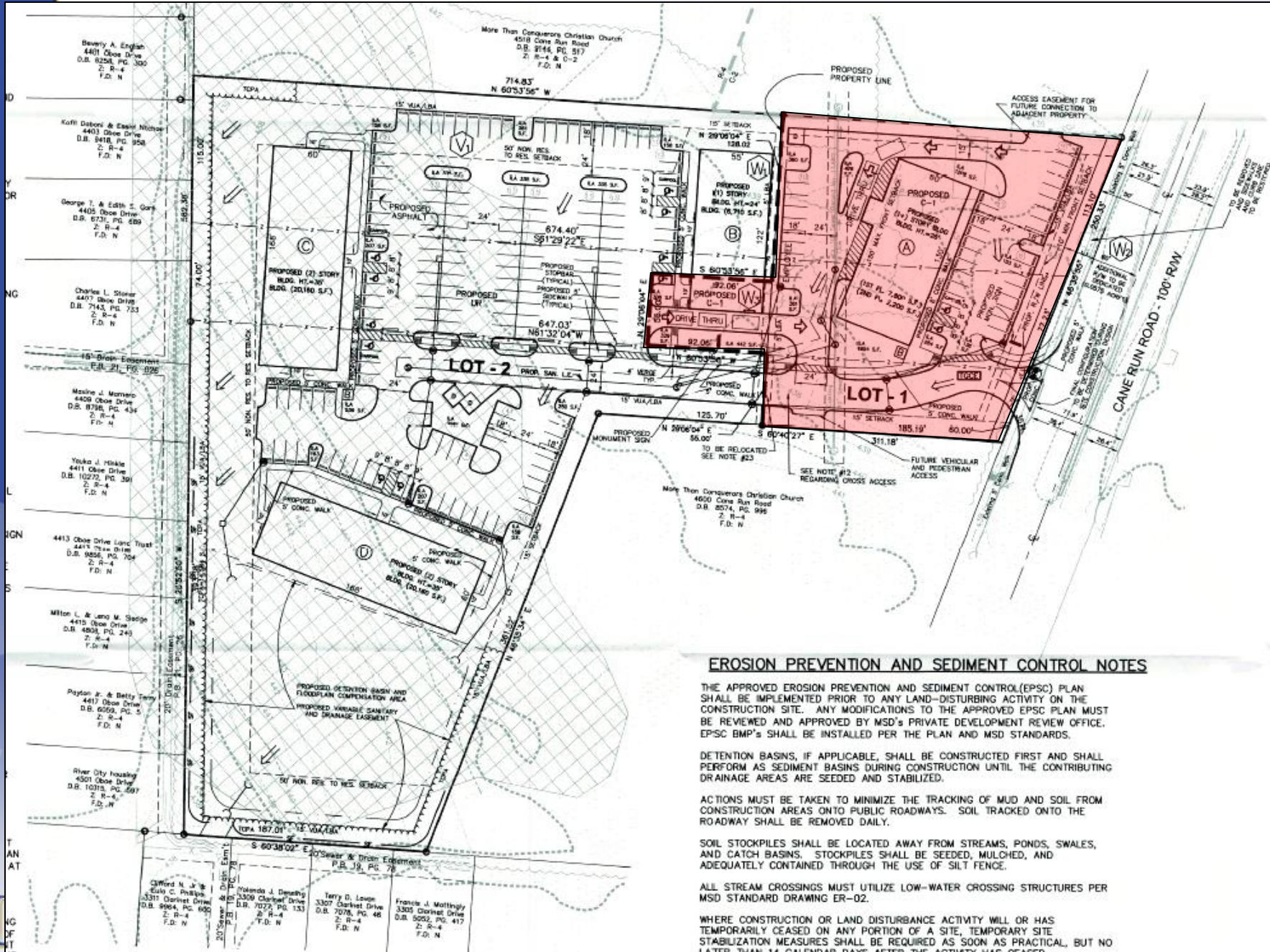
Adjacent Properties:

- North: Single Family
- South: Church
- East: Single Family
- West: Single Family



Site Photos-Subject Property





EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING RECHARGED INTO A STREAM, POND, SWALE OR DITCH.

PC Recommendation

- Public Hearing was held on 9/15/2016
 - No one spoke in opposition to the request
- 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 OR and C-1 by a vote of 9-0-1 (10 members voted)