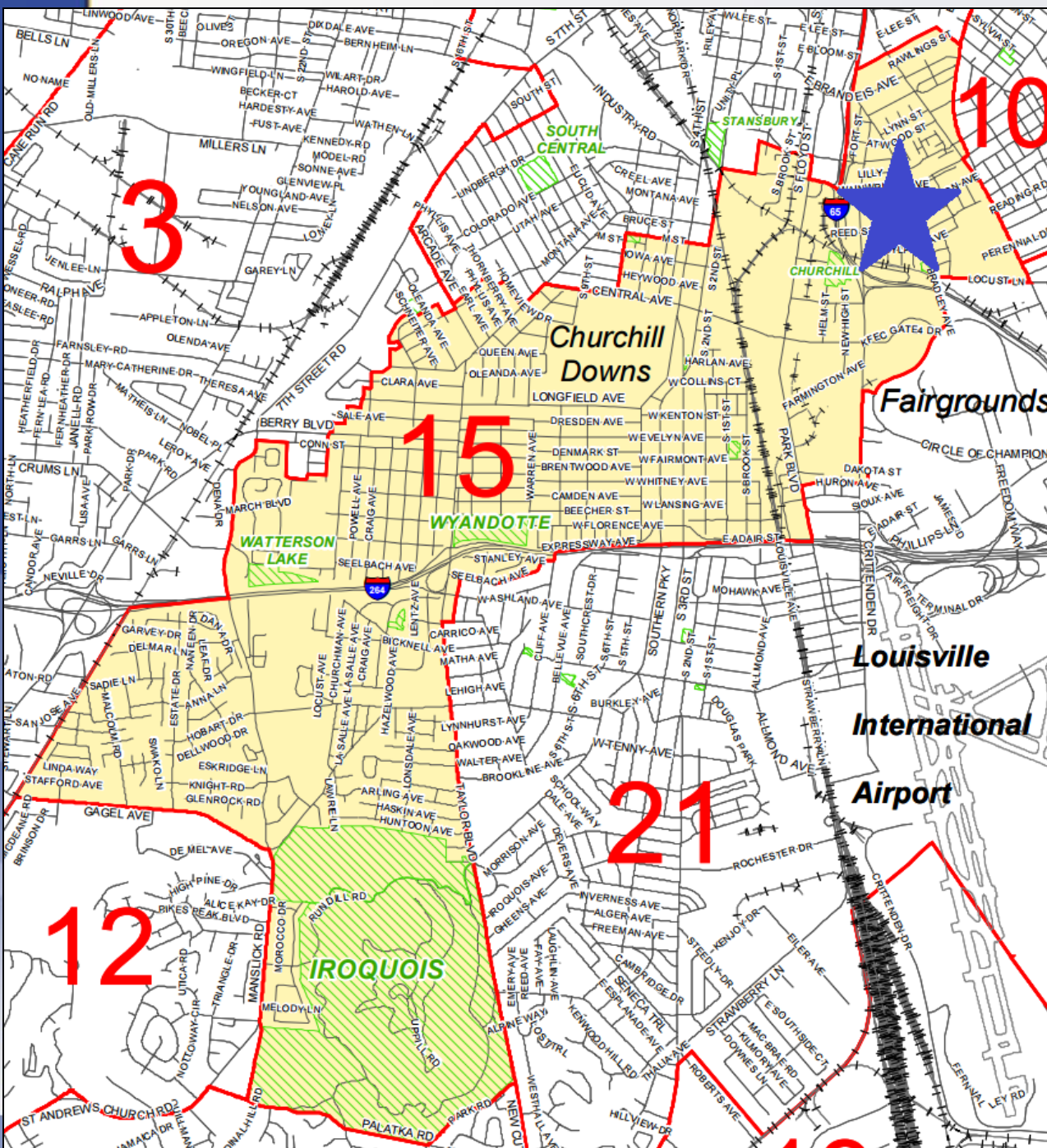


**16ZONE1065**

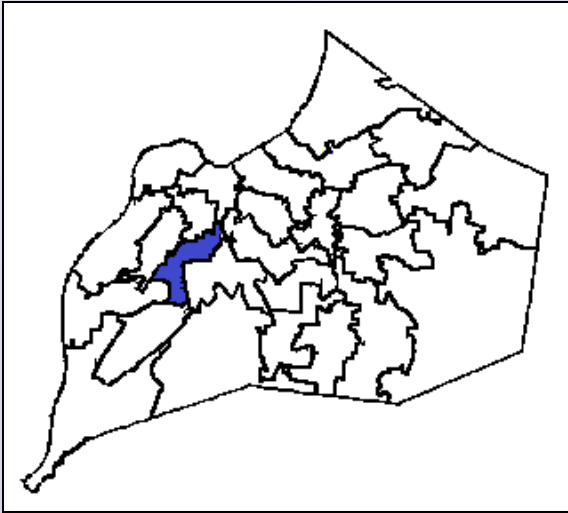
**Rooster's**



**Planning/Zoning, Land Design & Development**  
**February 28, 2017**



604 Eastern Parkway  
 District 15 -  
 Marianne Butler



# Requests

- Zoning Map Amendment from C-1 Commercial to C-2 Commercial
- Development Plan

# Case Summary

- Subject parcel abuts existing restaurant
- Existing barbershop to be re-purposed for restaurant use
- New open patio, covered patio and pole barn structure to be built along parcel line; accessible via doorway at rear of existing restaurant

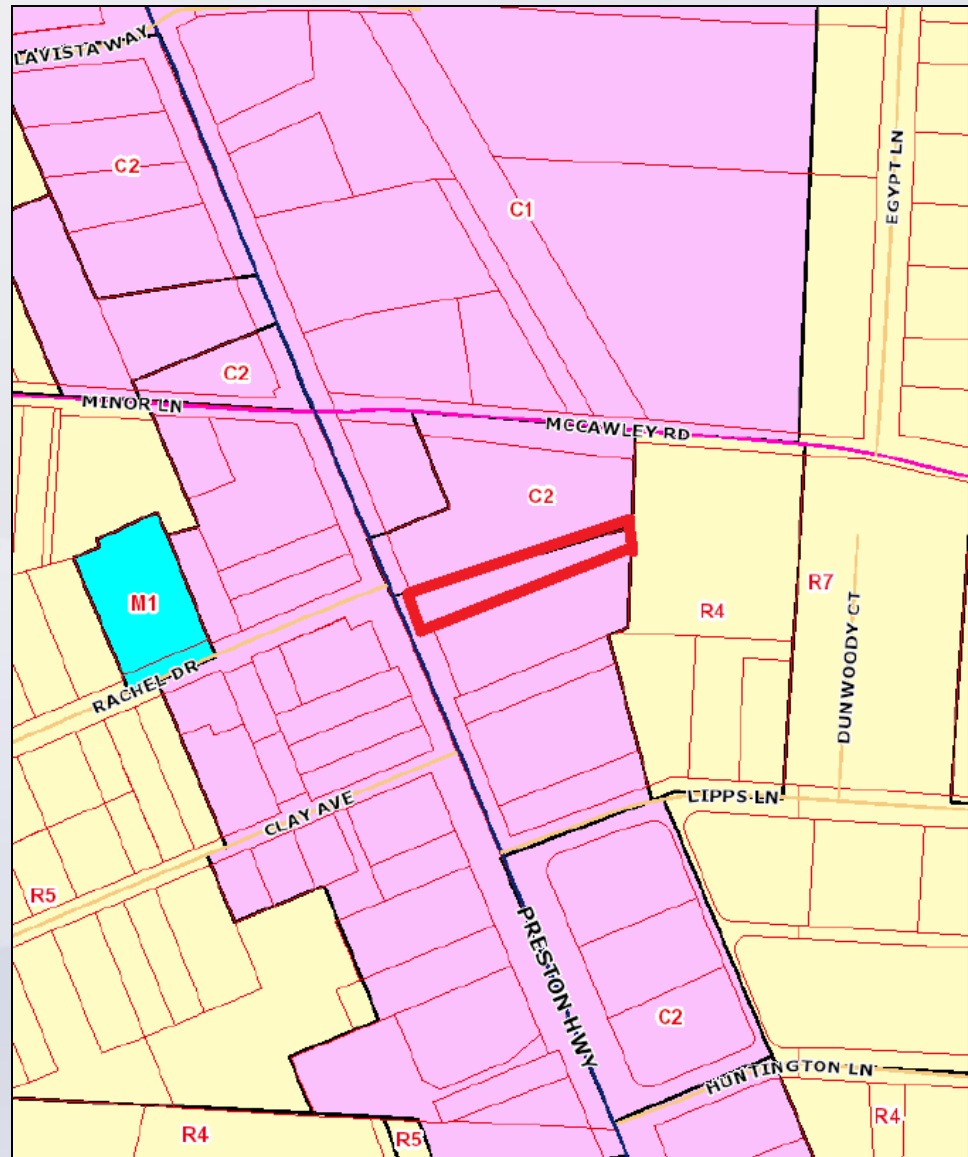
# Zoning/Form Districts

## Subject Property:

- Existing: C-1/SMC
- Proposed: C-2/SMC

## Adjacent Properties:

- North: C-2/SMC
- South: C-1/SMC
- East: R-4/SMC
- West: C-1/SMC



# Aerial Photo/Land Use

## Subject Property:

- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

- North: Commercial
- South: Commercial
- East: Parking
- West: Commercial



# Site Photos

## Subject Property



View from Preston Hwy



Site area to be developed

1. Parking areas and drive lanes to be a hard surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC permit will be required prior to construction plan approval.

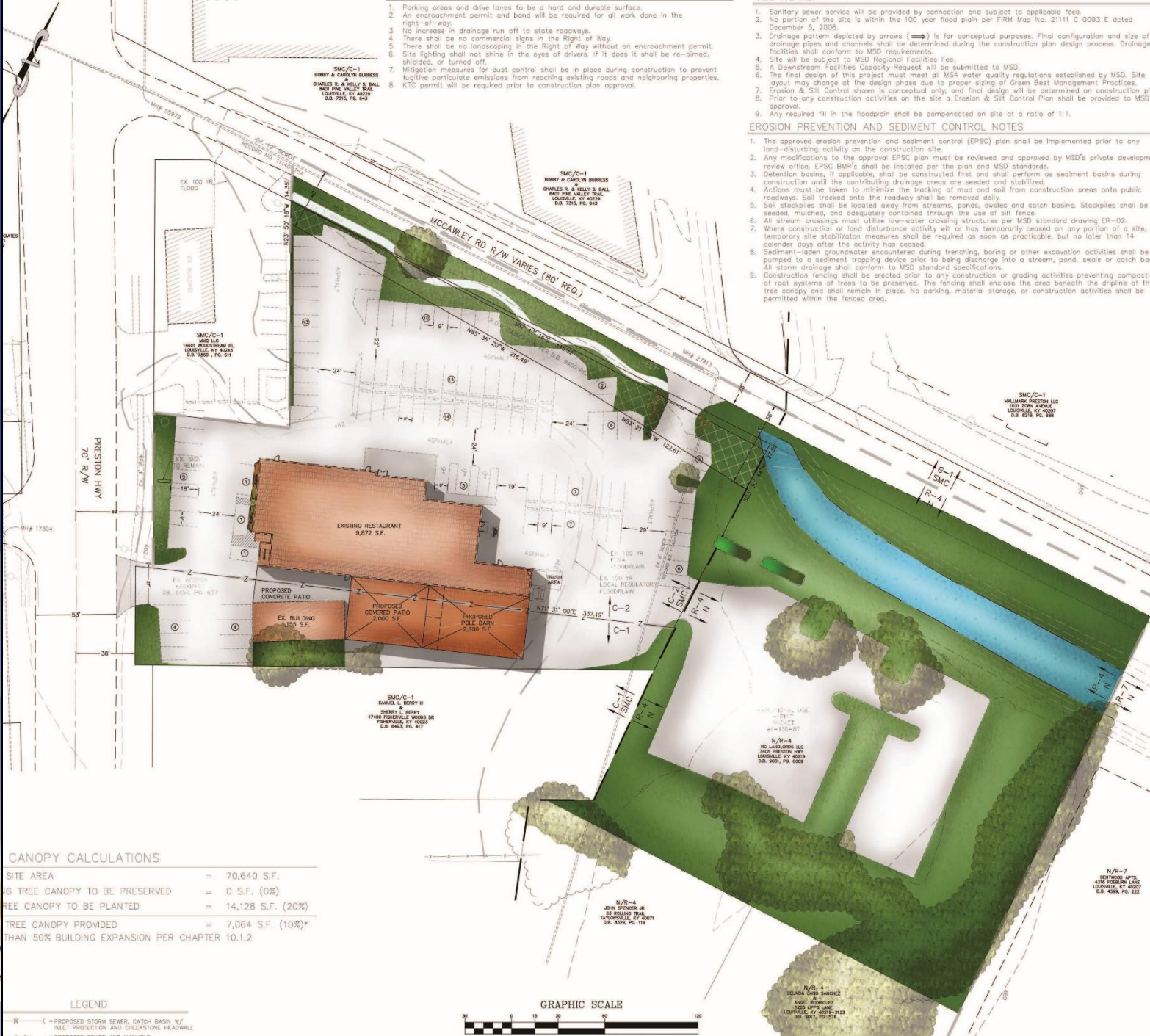
1. Sanitary sewer service will be provided by connection and applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0093 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Site will be subject to MSD Regional Facilities Fee.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. The final design of this project must meet of MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper siting of Green Best Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. 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.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. 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.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fences.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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 practicable, but no later than 14 calendar days after the activity has ceased.
8. Sediment-saturated groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



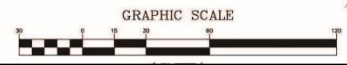
**PROJECT DATA**  
 TOTAL SITE AREA  
 EXISTING ZONING  
 FORM DISTRICT  
 EXISTING USE  
 PROPOSED ZONING  
 PROPOSED USE  
 EXISTING BUILDING  
 PROPOSED BUILDING  
 BUILDING HEIGHT RESTAURANT PAR  
 MIN 11,027/1  
 MAX 11,027/1  
 PARKING PRO  
 V.U.A. D  
 TOTAL VUA  
 ILA REQUIRE  
 ILA PROVIDED



**CANOPY CALCULATIONS**

|                             |   |                   |
|-----------------------------|---|-------------------|
| SITE AREA                   | = | 70,640 S.F.       |
| TREE CANOPY TO BE PRESERVED | = | 0 S.F. (0%)       |
| TREE CANOPY TO BE PLANTED   | = | 14,128 S.F. (20%) |
| TREE CANOPY PROVIDED        | = | 7,064 S.F. (10%)* |

\* THAN 50% BUILDING EXPANSION PER CHAPTER 10.1.2





# PC Recommendation

- The Planning Commission conducted public hearings on 2/2/2017
- 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 C-1 to C-2 by a vote of 9-0 (9 members voted)