

# GREYHOUND PASSENGER TERMINAL

**Owner:** Frank & Victoria Serapiglia  
**Applicant:** Greyhound Lines, Inc.  
**Location:** 4826 Preston Highway

- **Revised Detailed District Development  
Plan:**
  - **21-DDP-0048**

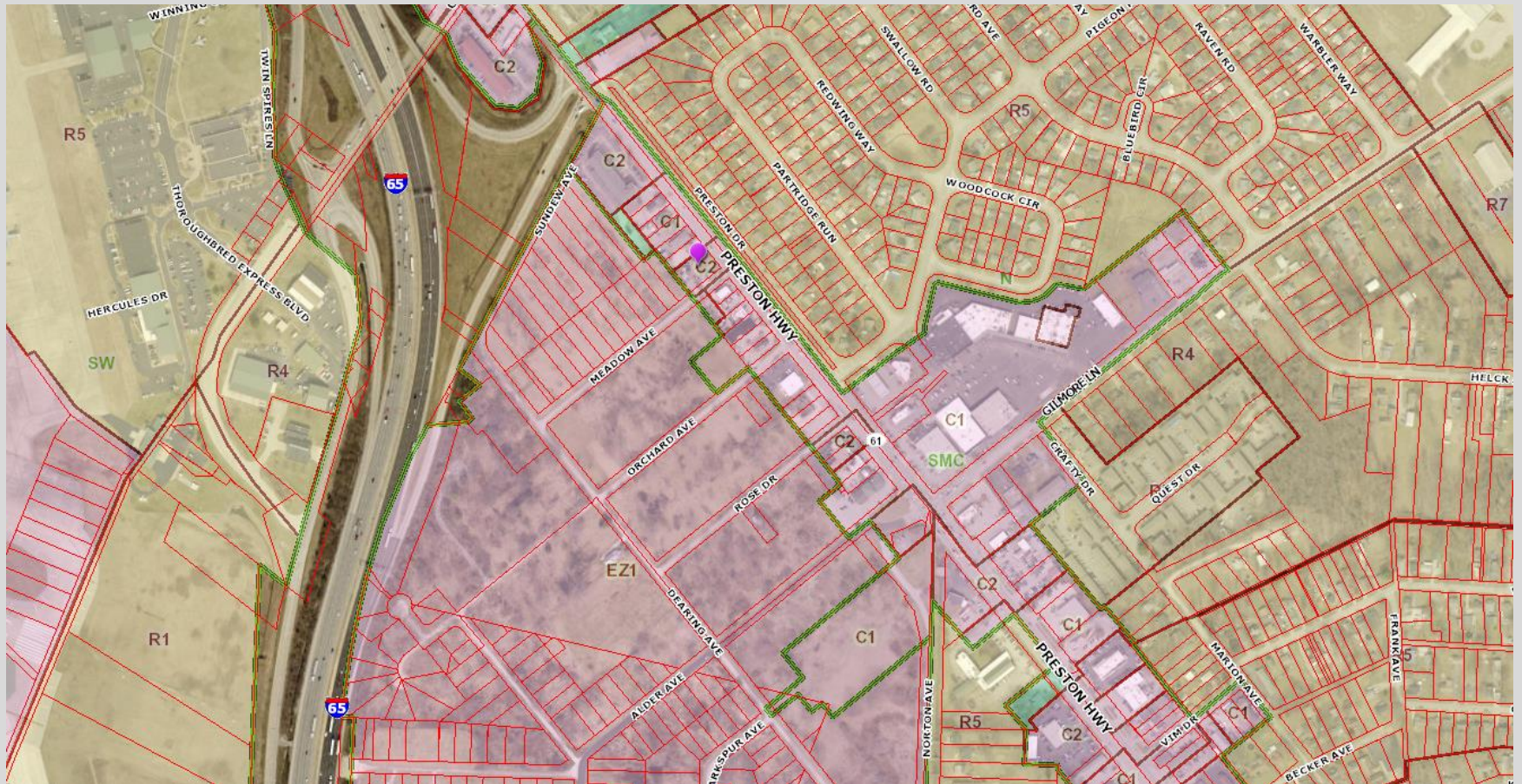
**Development Review Committee Meeting  
September 15th, 2021 (continued)**



# EXISTING SITE AERIAL



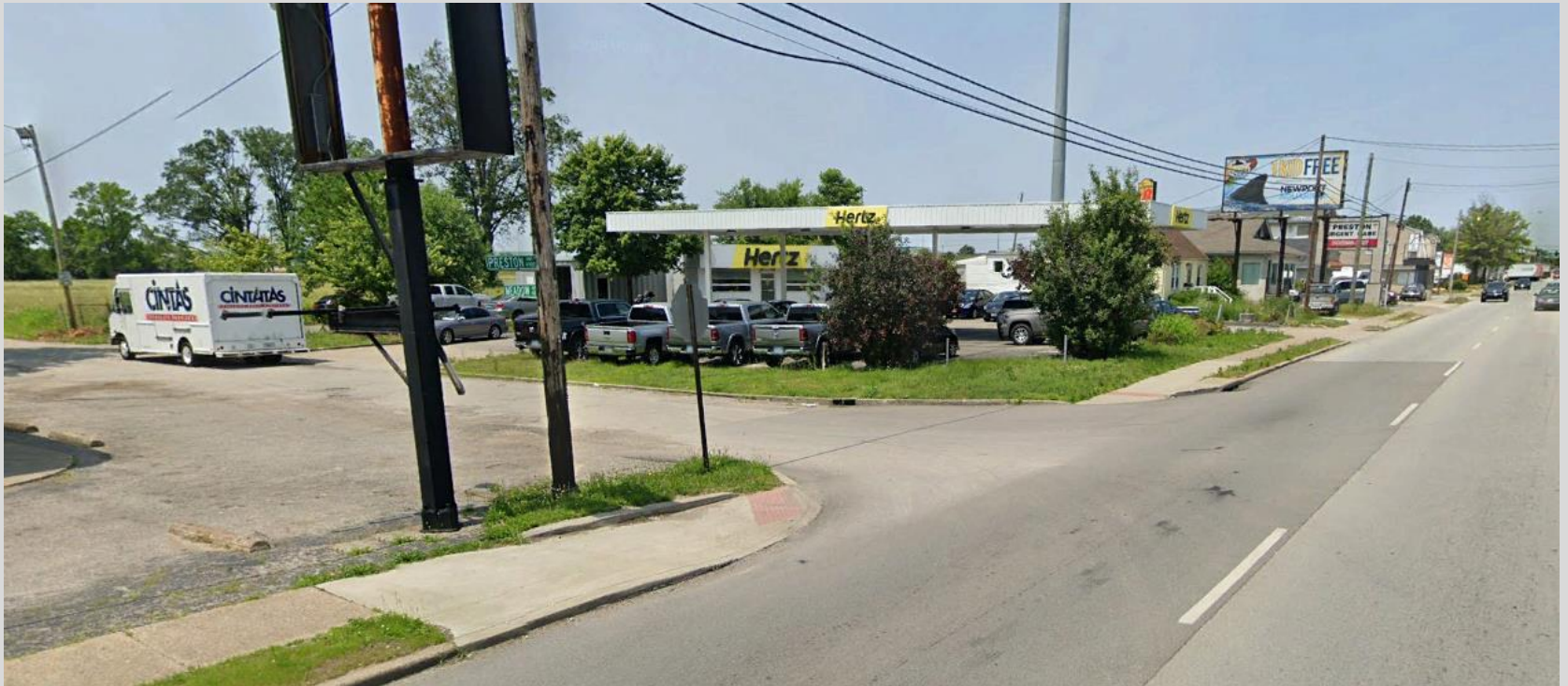
# SITE CONTEXT



# PRESTON HIGHWAY STREET VIEW



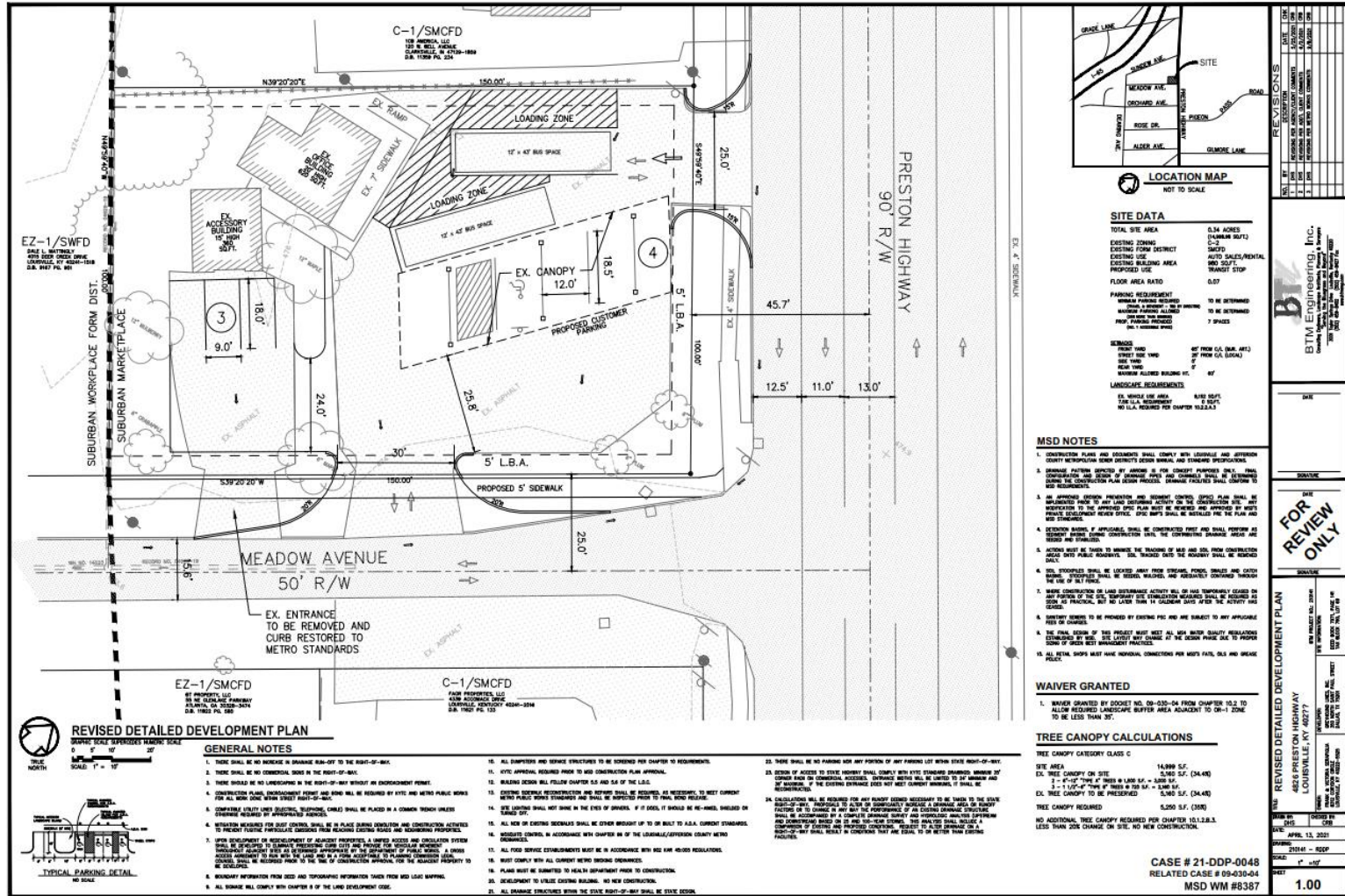
# PRESTON HIGHWAY STREET VIEW



# MEADOW AVE STREET VIEW



# DEVELOPMENT PLAN



**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT

**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

TOTAL SITE AREA: 0.34 ACRES  
 EXISTING ZONING: C-1 (URBAN SUIT)  
 EXISTING ZONE DISTRICT: SUIT  
 EXISTING USE: AUTO SALES/RENTAL  
 EXISTING BUILDING AREA: 800 SQ.FT.  
 PROPOSED USE: TRANSIT STOP  
 FLOOR AREA RATIO: 0.07

**PARKING REQUIREMENT:**  
 MINIMUM PARKING REQUIRED: TO BE DETERMINED  
 ALLOWED PARKING SPACES: TO BE DETERMINED  
 PROPOSED PARKING: 7 SPACES  
 MINIMUM PARKING: 7 SPACES

**SETBACKS:**  
 FROM FRONT STREET: 45' FROM (U.S. DIST. ACT)  
 FROM REAR STREET: 10' FROM (U.S. DIST. ACT)  
 FROM SIDE STREET: 5' FROM (U.S. DIST. ACT)  
 FROM REAR YARD: 5' FROM (U.S. DIST. ACT)  
 MINIMUM BUILDING SETBACK: 6'

**LANDSCAPE REQUIREMENTS:**  
 EX. MINIMUM LAND AREA: 800 SQ.FT.  
 MIN. LAND REQUIREMENT: 800 SQ.FT.  
 NO I.L.A. REQUIRED PER CHAPTER 102.22.A.3

**MSD NOTES**

- CONSTRUCTION PLANS AND EROSION CONTROL SHALL COMPLY WITH USDA/NRCS AND APPLICABLE COUNTY EROSION CONTROL BEST MANAGEMENT PRACTICES.
- STORMWATER MANAGEMENT SHALL COMPLY WITH USDA/NRCS AND APPLICABLE COUNTY EROSION CONTROL BEST MANAGEMENT PRACTICES.
- AN APPROVED EROSION PREVENTION AND RESTORATION CONSTRUCTION PLAN SHALL BE SUBMITTED WITH THE PERMIT APPLICATION AND SHALL BE REVIEWED BY THE APPLICABLE COUNTY ENGINEER. THE APPROVED CONSTRUCTION PLAN SHALL BE REVIEWED BY THE APPLICABLE COUNTY ENGINEER. THE APPROVED CONSTRUCTION PLAN SHALL BE REVIEWED BY THE APPLICABLE COUNTY ENGINEER.
- EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL THE CONSTRUCTION DISTURBED AREA HAS BEEN RESTORED TO ORIGINAL OR BETTER CONDITION.
- ACTIVITIES MUST BE TAKEN TO MINIMIZE THE TRACKING OF SOIL AND SEDIMENT FROM CONSTRUCTION SITES INTO PUBLIC HIGHWAYS. SOIL TRACKING ON THE HIGHWAY SHALL BE MINIMIZED.
- SOIL TRACKING SHALL BE MONITORED AND REPORTED TO THE APPLICABLE COUNTY ENGINEER.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPLICABLE QUALITY STANDARDS ESTABLISHED BY THE APPLICABLE COUNTY ENGINEER.
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- NO BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED OR MAINTAINED THROUGHOUT CONSTRUCTION.

**WAIVER GRANTED**

- WAIVER GRANTED BY CODED MS. 09-03-04 FROM CHAPTER 10.2 TO ALLOW REQUIRED LANDSCAPE BUFFER AREA ADJACENT TO OH-1 ZONE TO BE LESS THAN 30'.

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C

SITE AREA: 14,900 S.F.  
 EX. TREE CANOPY ON SITE: 5,500 S.F. (34.4%)  
 3 - 1.00" DBH @ 10' HIGHER THAN 1.00" DBH @ 1.00" HIGHER  
 EX. TREE CANOPY REQUIRED: 5,500 S.F. (34.4%)  
 TREE CANOPY REQUIRED: 5,500 S.F. (34.4%)

NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.12.B.1.1.  
 LESS THAN 20% CHANGE ON SITE FOR NEW CONSTRUCTION.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT

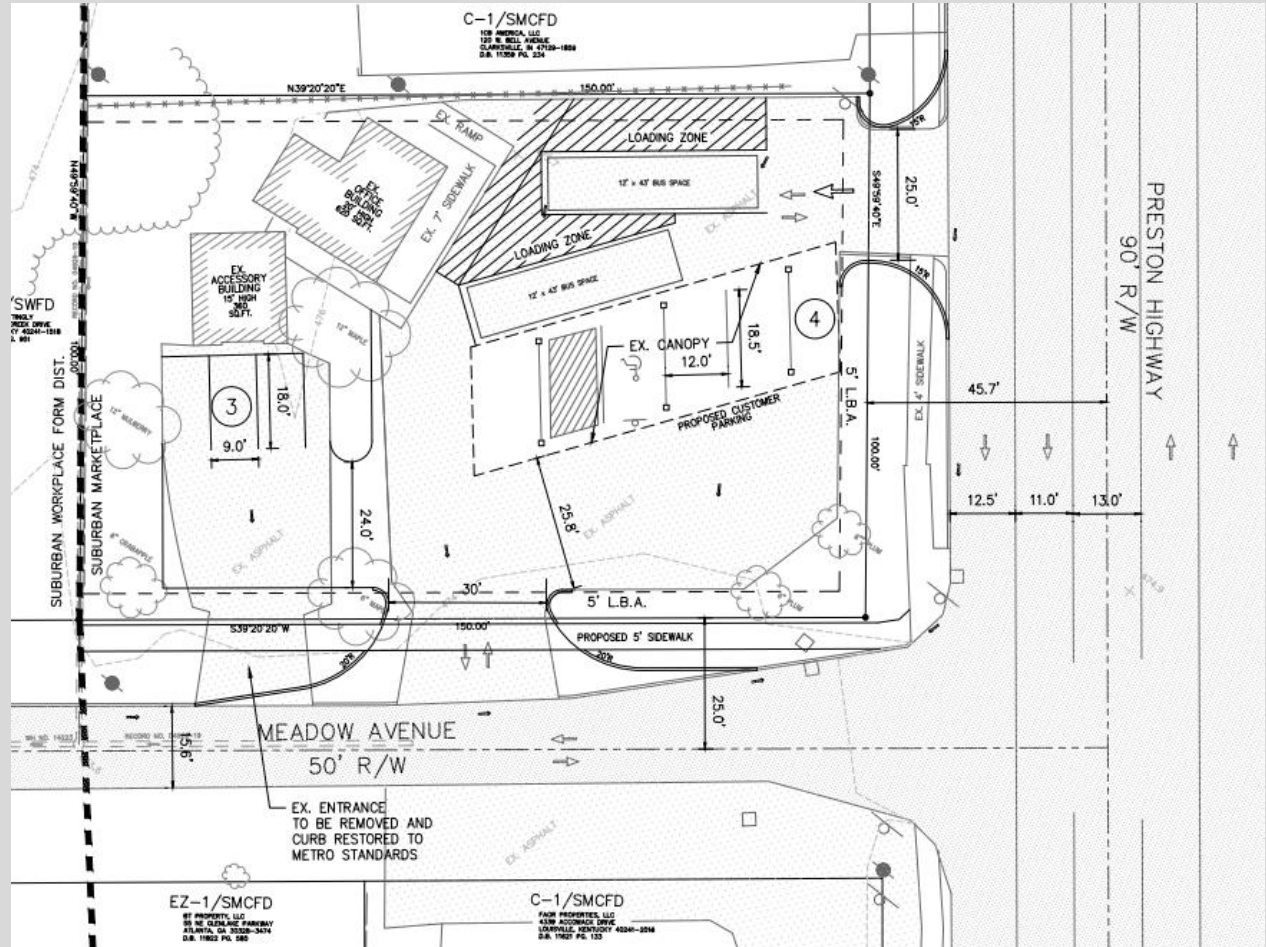
NOT FOR CONSTRUCTION

CASE # 21-DDP-0048  
 RELATED CASE # 09-030-04  
 MSD WM #8387

1.00

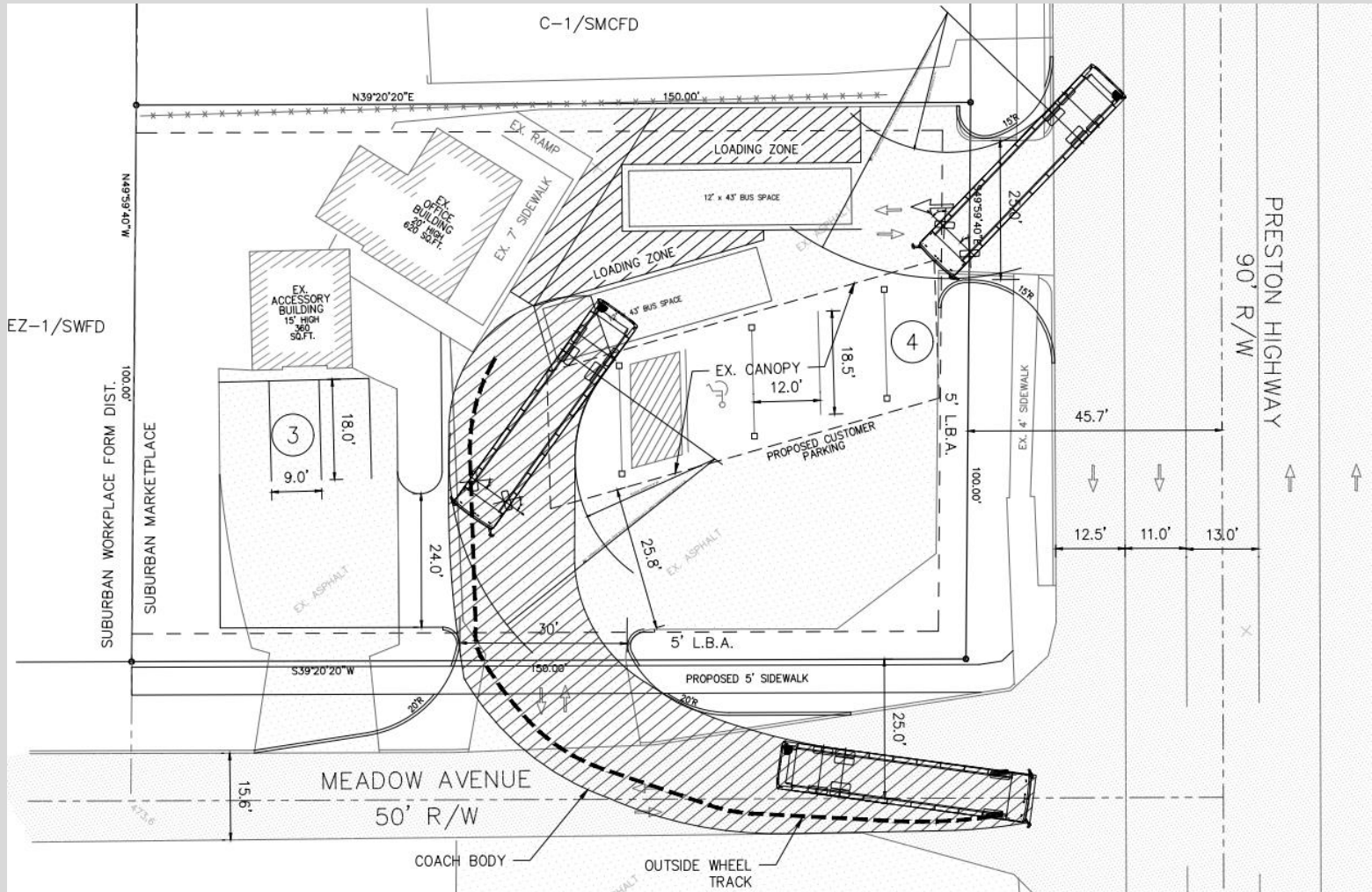
# DEVELOPMENT PLAN SPECIFICS

- Reuse of existing pavement and canopy
- Parking approved based on study of existing terminal sites
- Sidewalks and LBA to be provided
- Meadows Ave entrance width and radius updated to allow turning within travel lanes pavement
- No waivers or variances requested

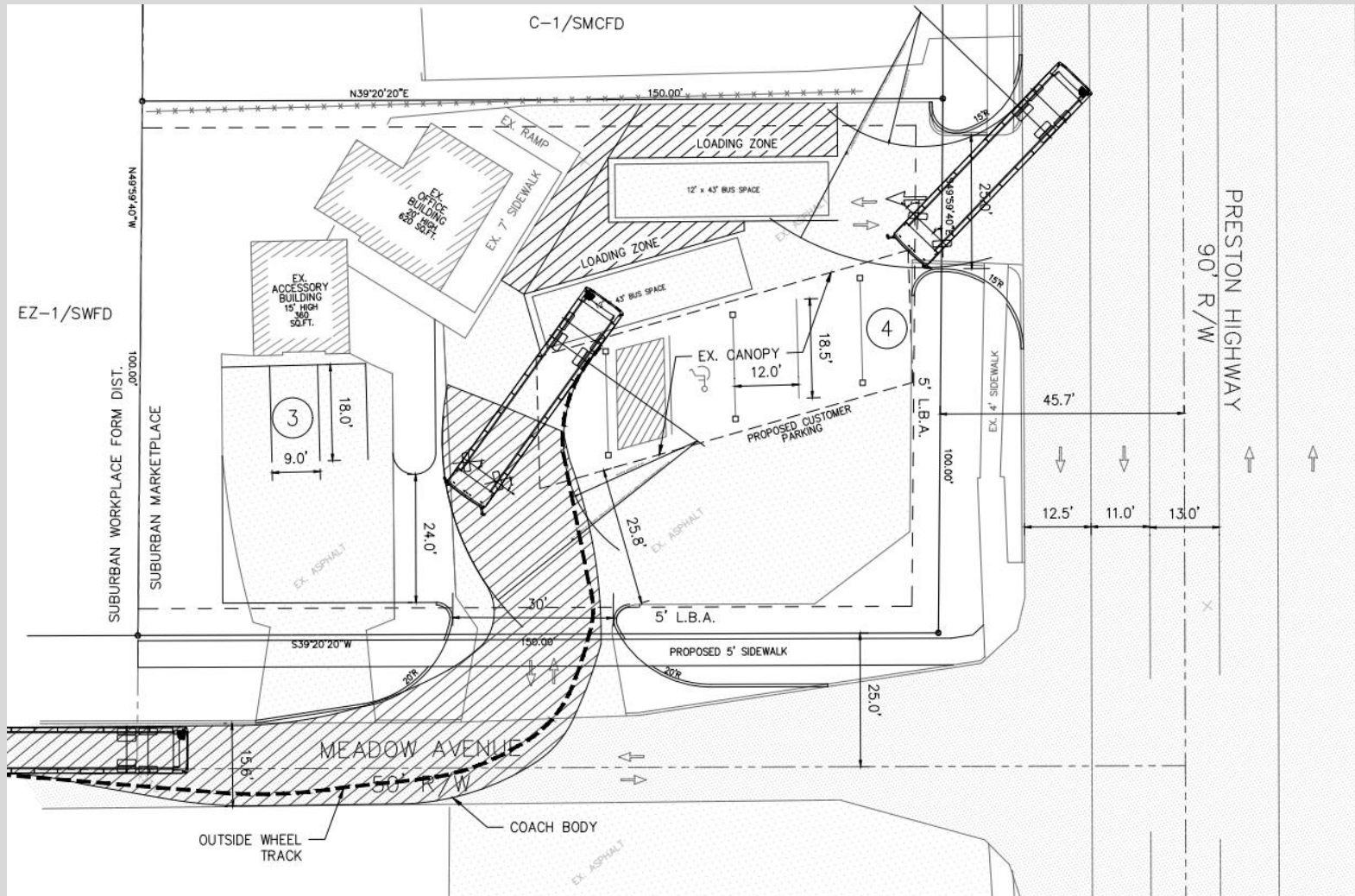




# BUS TURNING EXHIBIT - EASTBOUND



# BUS TURNING EXHIBIT - WESTBOUND



# REQUESTS

- Revised Detailed District Development Plan
  - Amended bus turning routes per 9/1 DRC hearing
  - Amend binding elements as needed for proposed use

**QUESTIONS?**