

21-DDP-0048

Greyhound Station
4826 Preston Hwy



Development Review Committee

Jay Lockett, AICP, Planner I

September 15, 2021

Requests

- **Revised Detailed District Development plan** with replacement of existing binding elements.

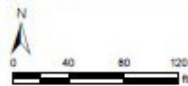
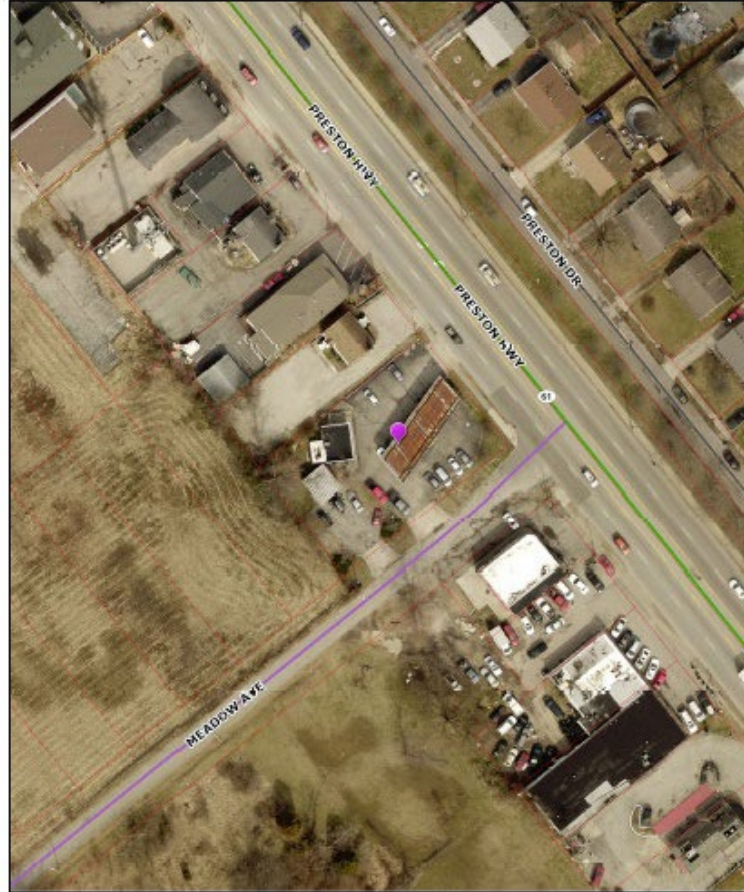
Project Summary

- The applicant is proposing to utilize a former auto sales and rental facility as a bus station. The subject site is approximately .35 acre and zoned C-2 in the Suburban Workplace form district.
- The applicant is intending to use the existing structures on the subject site and most of the existing pavement. They will close one of the curb cuts along Meadow Ave and install sidewalks along their property frontage along that street.

Project Summary

- Plan was presented at the 9-1 Development Review Committee hearing. Commissioners expressed concerns about the turn radii as proposed potentially impacting the parking area of the business across Meadow Ave. The applicant has revised the curb radii along Meadow Ave to allow buses exiting the site to remain on the paved area of Meadow Ave.

Site Aerial



21-DDP-0048

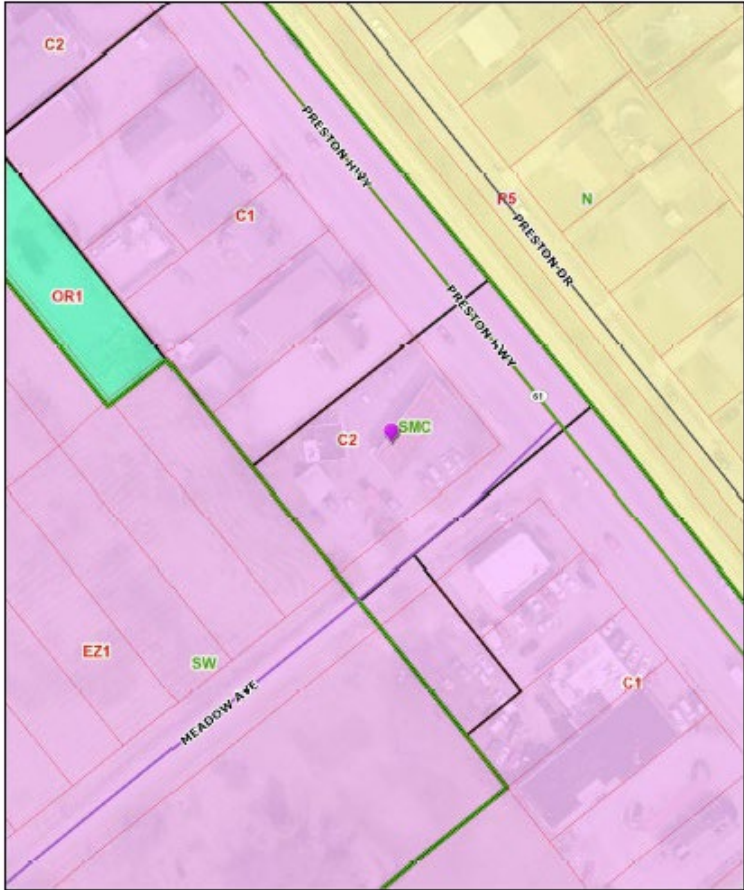
Tuesday, August 24, 2021 | 4:05:50 PM



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This map is not a legal document and should only be used for general reference and identification.

Site Zoning



21-DDP-0048

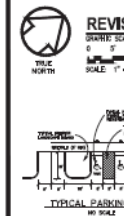
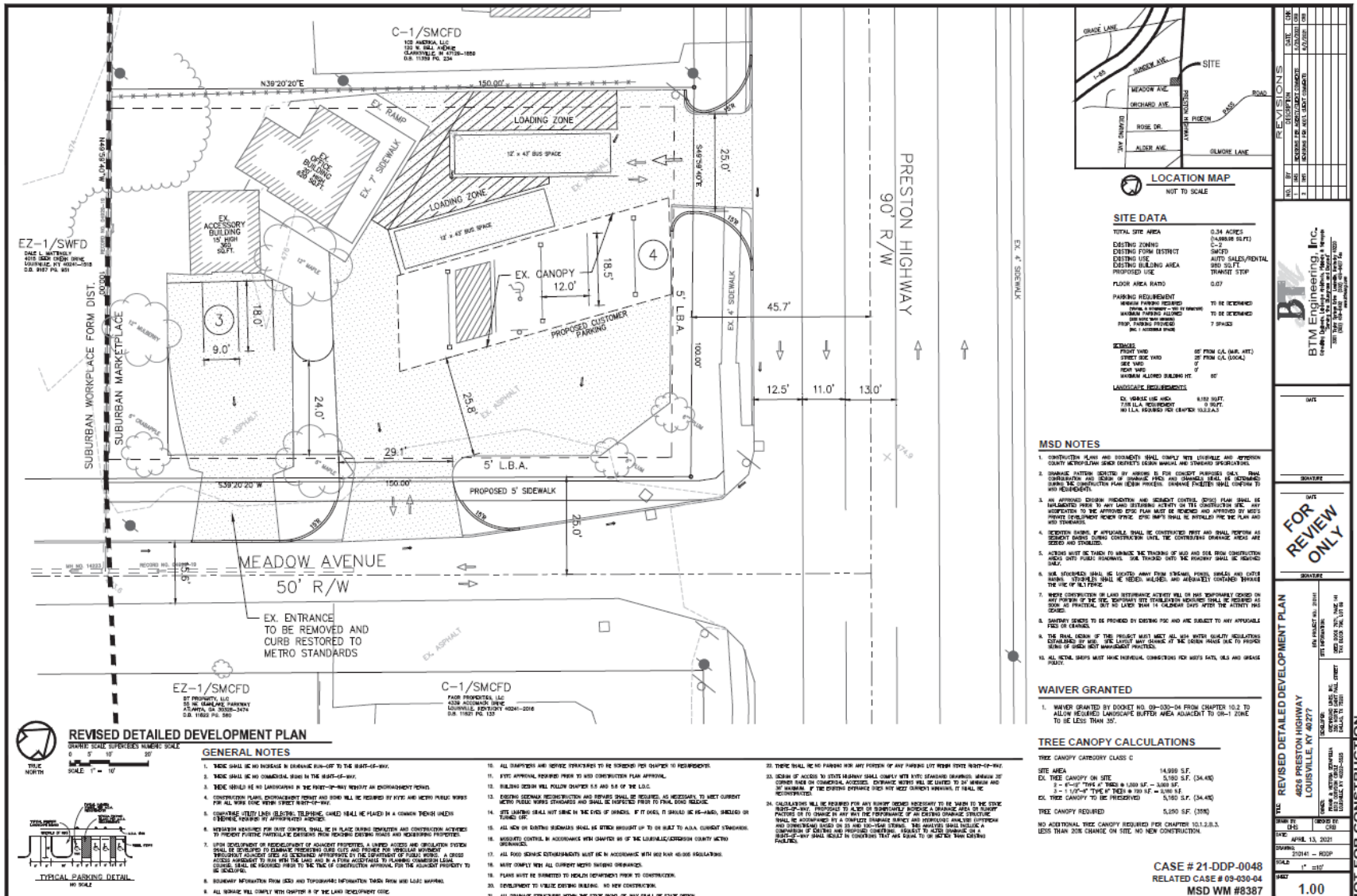
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This map is not a legal document and should only be used for general reference and identification.

9-1 Proposed Plan



REVISED DETAILED DEVELOPMENT PLAN

DATE: SCALE: SHEET NUMBER: SCALE: 0 5 10 20
SCALE: 1" = 10'

- GENERAL NOTES**
1. THIS SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE NEARBY-TO-WAY.
 2. THIS SHALL BE NO COMPLETION OF THE NEARBY-TO-WAY.
 3. THIS SHALL BE NO COMPLETION OF THE NEARBY-TO-WAY NEARBY AN ENVIRONMENTAL ZONE.
 4. CONSTRUCTION SHALL BE COMPLETED WITHIN THE TIME FRAME OF THE DEVELOPMENT PLAN FOR ALL WORK DONE WITHIN THE NEARBY-TO-WAY.
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SITE DATA

TOTAL SITE AREA	0.34 ACRES (14,880 SQ FT)
EXISTING ZONING	C-2
EXISTING FROM DISTRICT	SMART
EXISTING USE	AUTO SALES/RENTAL
EXISTING BUILDING AREA	280 SQ FT
PROPOSED USE	TRUCK STOP
FLOOR AREA RATIO	0.07
PARKING REQUIREMENT	TO BE DETERMINED
MINIMUM PARKING REQUIRED	TO BE DETERMINED
MINIMUM PARKING ALLOWED	TO BE DETERMINED
PROPOSED PARKING	7 SPACES
MINIMUM PARKING	7 SPACES
MINIMUM PARKING	7 SPACES

SETBACKS

FRONT YARD	10' FROM C.G. (SEE DIST)
REAR YARD	5' FROM C.G. (LOCAL)
SIDE YARD	5'
MINIMUM ALLOWED BUILDING HT.	10'

LANDSCAPE REQUIREMENTS

EX. VEG. USE AREA	1,150 SQ FT
MIN. VEG. REQUIREMENT	75% OF TOTAL
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MSD NOTES

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WAIVER GRANTED

1. WAIVER GRANTED BY DOCKET NO. 09-030-04 FROM CHAPTER 10.2 TO ALLOW REQUIRED LANDSCAPE BUFFER AREA ADJACENT TO 09-1 ZONE TO BE LESS THAN 30'.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

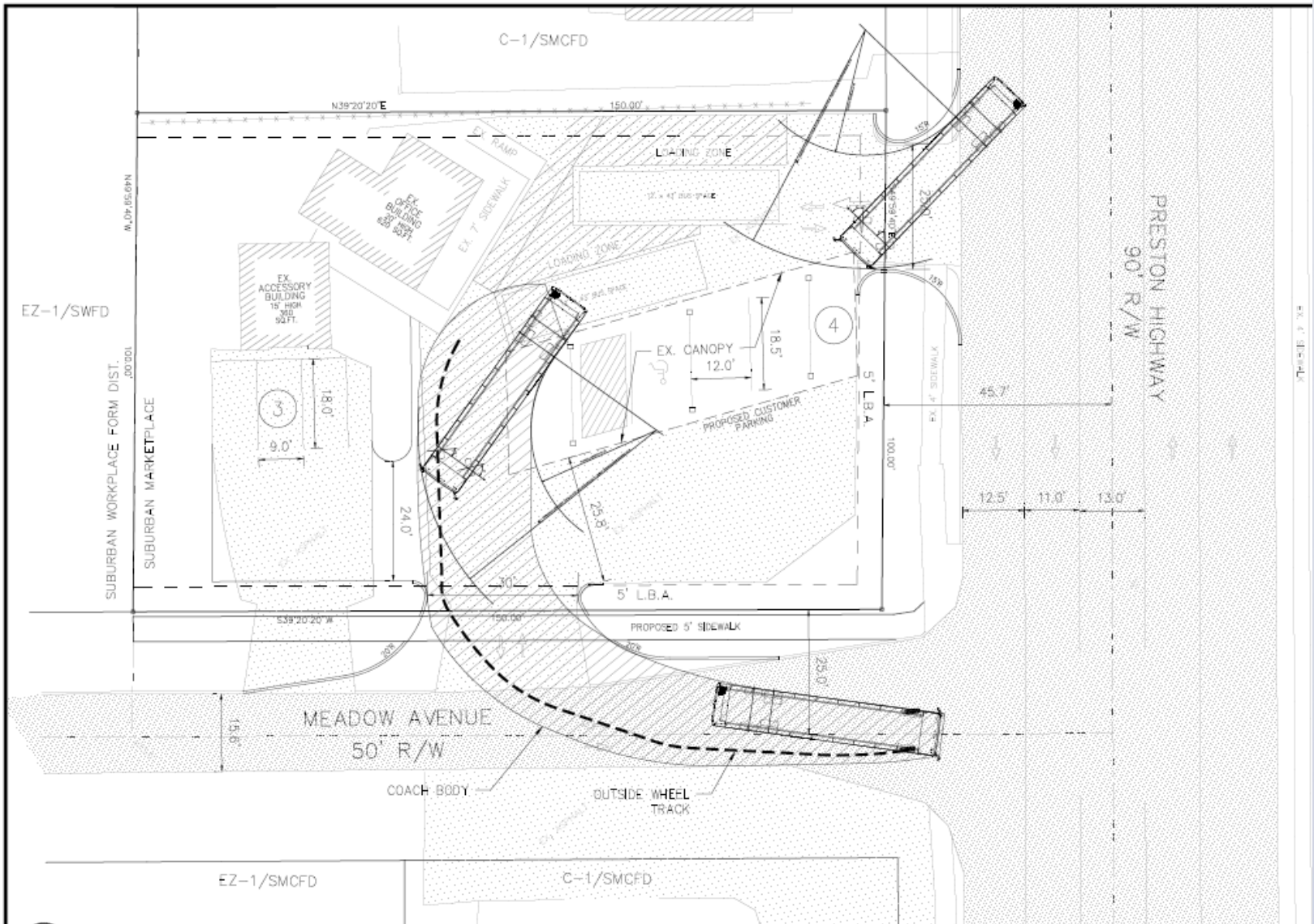
SITE AREA	14,880 S.F.
EX. TREE CANOPY ON SITE	5,150 S.F. (34.4%)
EX. TREE CANOPY TO BE MAINTAINED	5,150 S.F. (34.4%)
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NOT FOR CONSTRUCTION

CASE # 21-DDP-0048
RELATED CASE # 09-030-04
MSD WM #8387
DATE: APRIL 13, 2021
SCALE: 1" = 10'

71-DDP-0048
21-DDP-0048

New Turn Radii Exhibit



Staff Findings

- The request is adequately justified and does meet the standards of review.
- The use is appropriate for the area and utilizes an existing commercial site.

Required Actions

APPROVE or DENY the Revised Detailed District Development Plan with replacement of existing Binding Elements