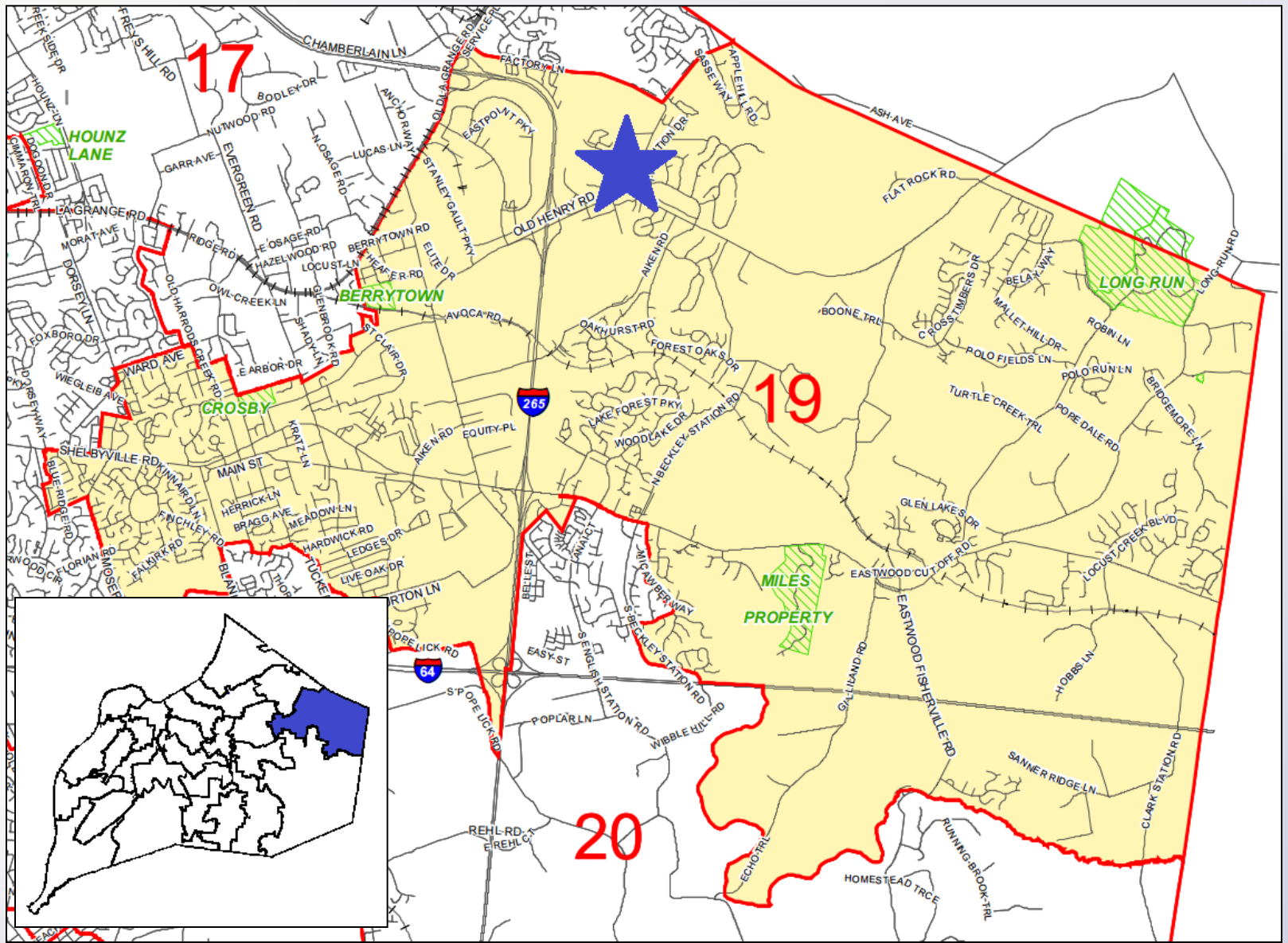


16ZONE1042

Schulte Bush Farm



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



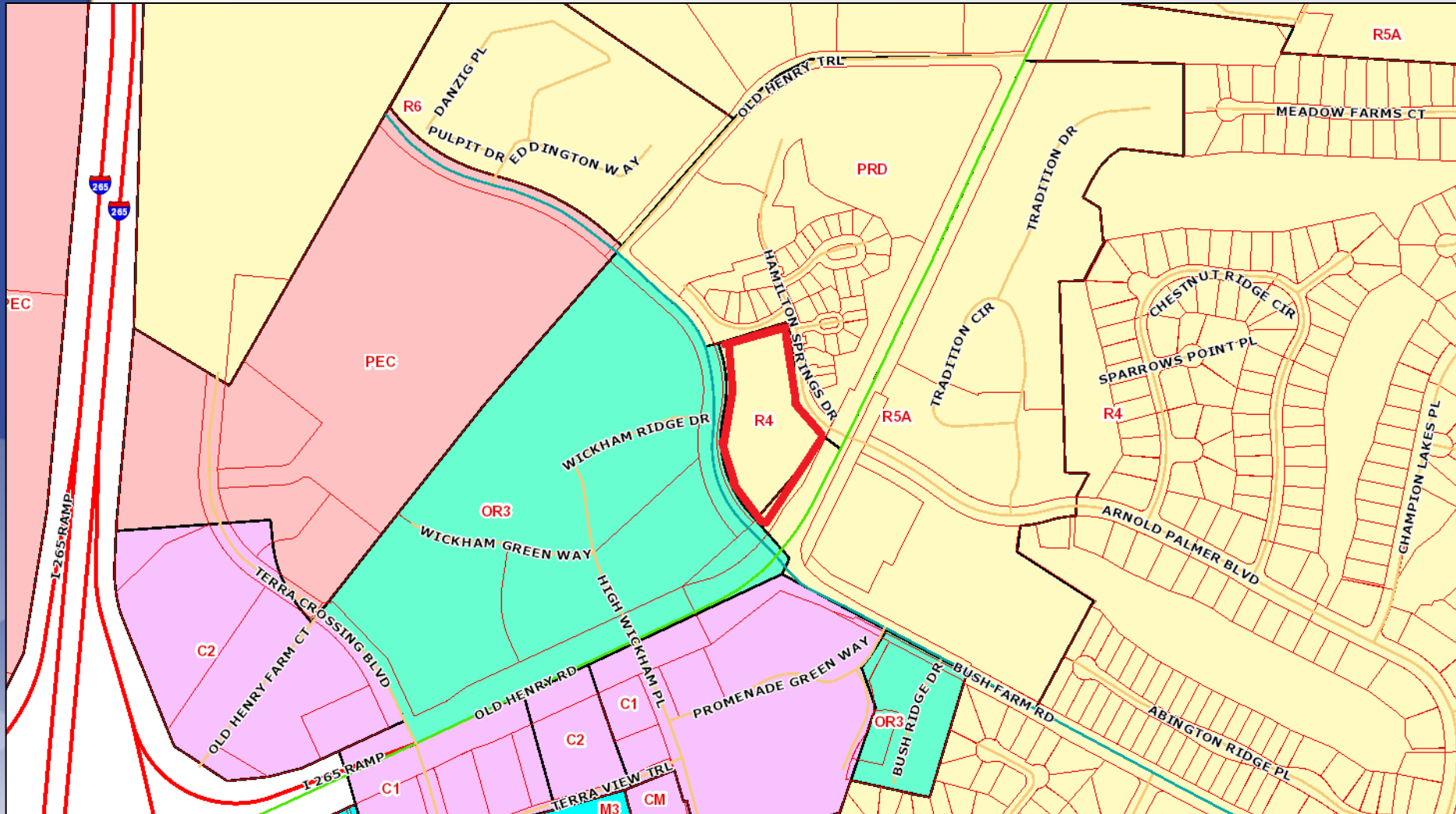
Request(s)

- Change in zoning from R-4 to C-N
- Variance from Table 5.3.2 to exceed the 80-foot maximum setback along Bush Farm Road, Old Henry Road and Hamilton Springs Drive
- Waiver from 10.2.4.B to allow a greater than 50 percent overlap of utility easements
- District Development Plan

Case Summary / Background

- Vacant parcel
- Proposing an 11,000 sf daycare on Tract B (2.4 acres)
- Proposing a 20,600 sf building on Tract A (3.0 acres)
- Shared entrance from Bush Farm Road
- Old Henry Subarea Plan

Zoning/Form Districts



Adjacent Properties:

North: PRD/N

East: PRD/N

South: R-5A/N

West: OR-3/C

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Aerial Photo/Land Use

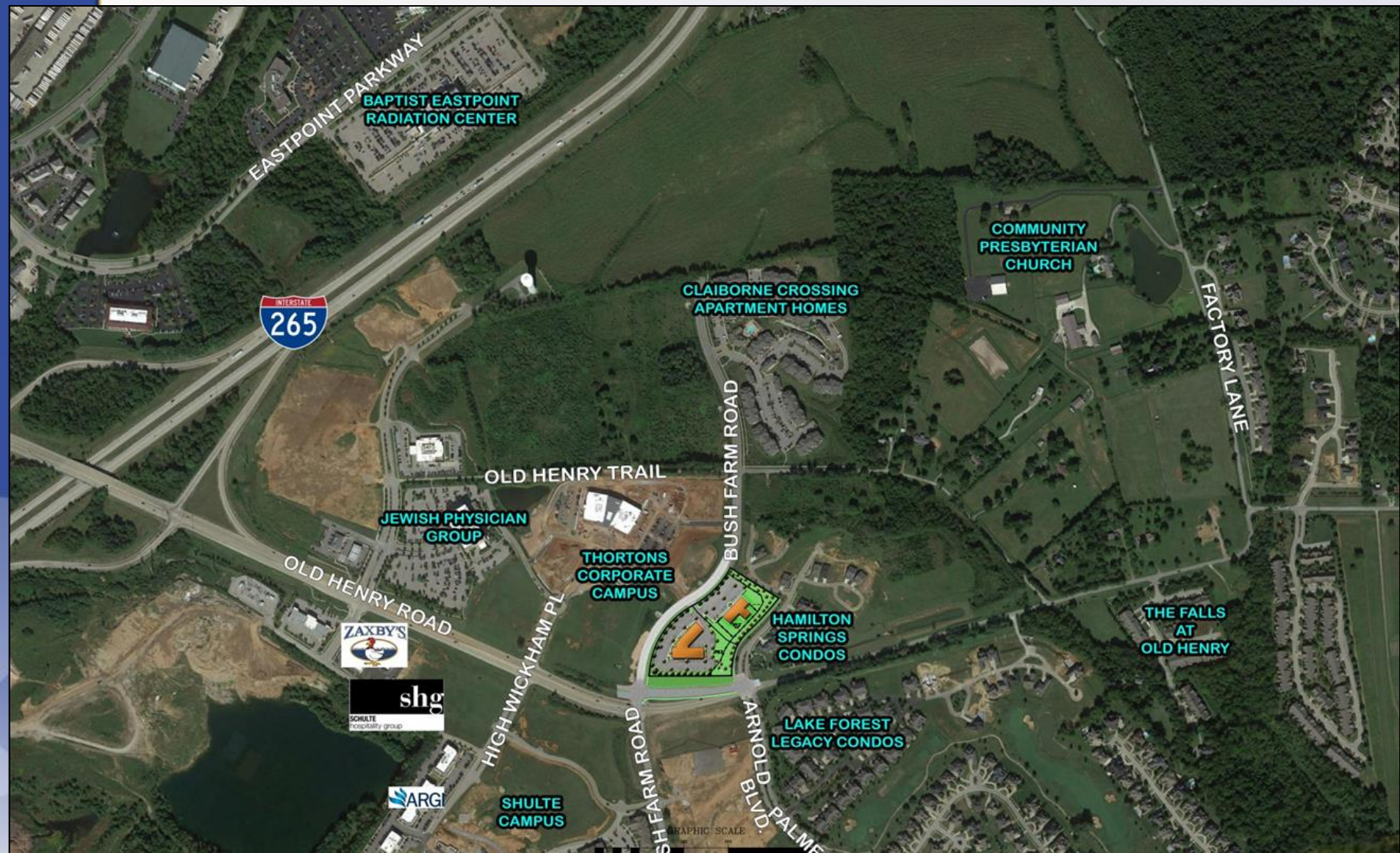
Subject Property:

- Existing: Vacant
- Proposed: Daycare/Retail

Adjacent Properties:

- North: Single Family
- South: Institutional
- East: Single Family
- West: Office





EROSION PREVENTION AND SEDIMENT CONTROL NOTES

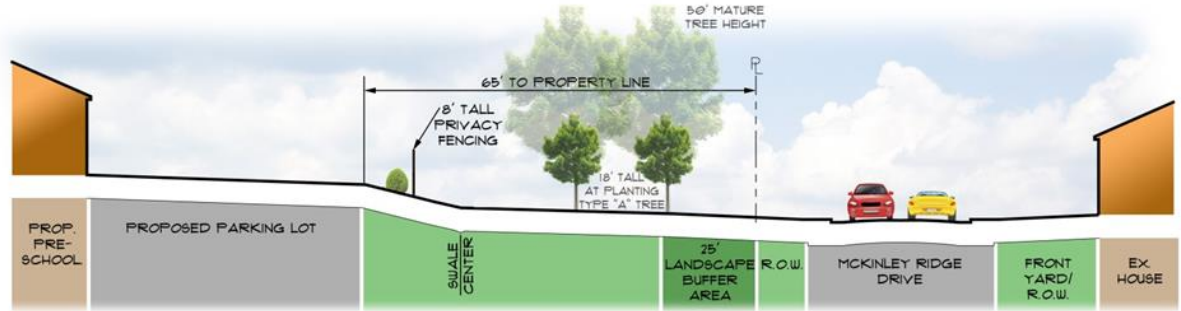
Approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
 Any modifications to the approved EPSC plan must be reviewed and approved by MSD's site development review office. EPSC BMP's shall be installed per the plan and MSD standards.
 Sediment basins, if applicable, shall be constructed first and shall perform as sediment traps during construction until the contributing drainage areas are seeded and stabilized.
 Care must be taken to minimize the loading of mud and soil from construction to onto public roadways. Soil tracked onto the roadway shall be removed daily.
 Stockpiles shall be located away from streams, ponds, swales and catch basins.
 Spoils shall be seeded, mulched, and adequately contained through the use of silt fences.
 Stream crossings must utilize low-water crossing structures per MSD standard 500-10-02.
 Any 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 is practicable, but no later than 14 calendar days after the activity has ceased.
 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 500-10-03.
 Erosion control fencing shall be erected prior to any construction or grading activities pending completion of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No long-term material storage or construction activities shall be permitted within the fenced area.

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION

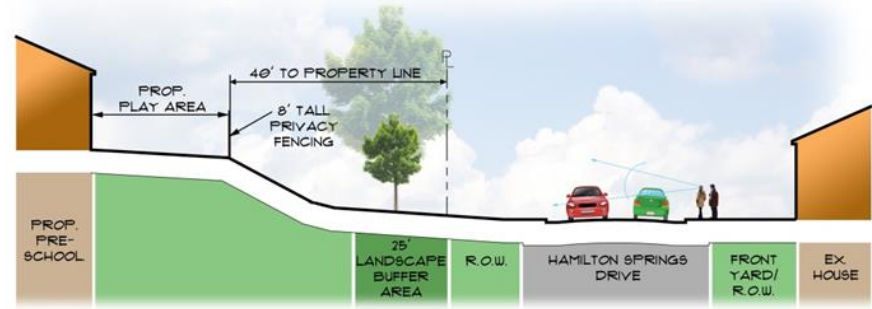




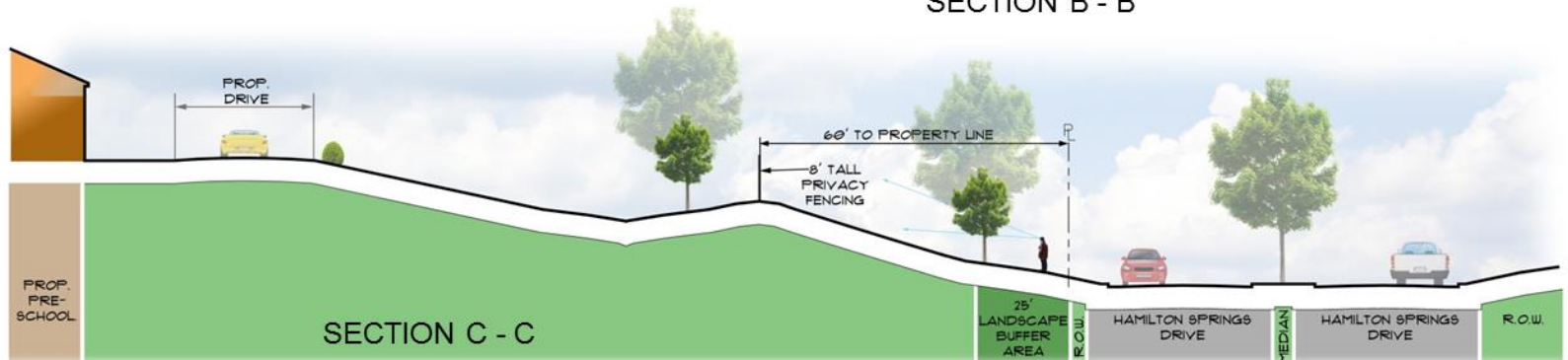
KEY MAP



SECTION A - A



SECTION B - B



SECTION C - C

Tract A Building Elevation

T|B|D|+



SOUTHEAST ELEVATION

NORTHEAST ELEVATION



WEST ELEVATION

Tract B Building Photo

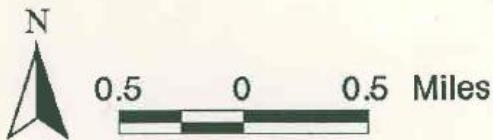
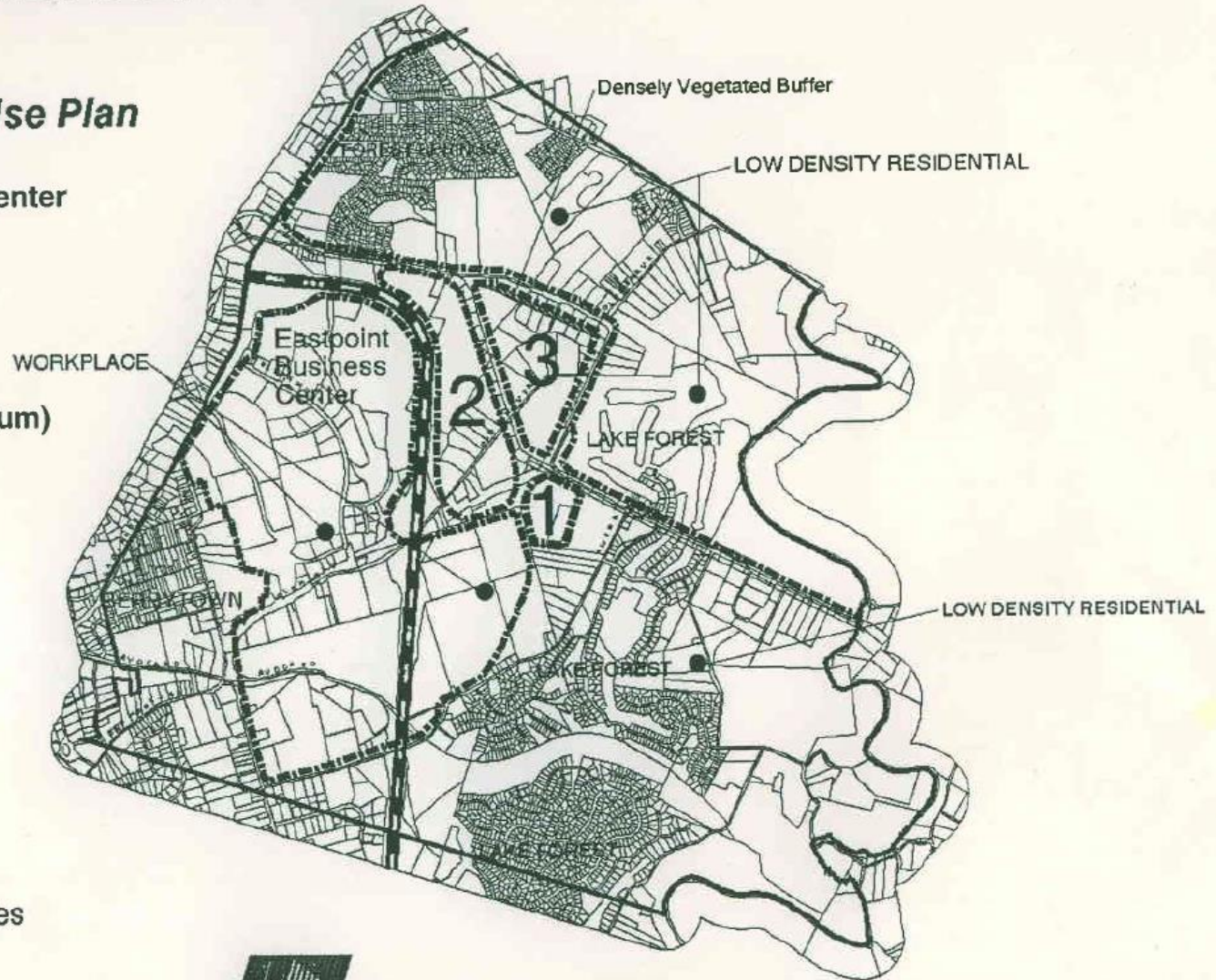


Old Henry Subarea Plan

OLD HENRY SUBAREA PLAN

Figure 10:
Recommended Land Use Plan

- 1** Neighborhood Activity Center
- 2** Workplace
- 3** Residential (Low to Medium)



PC Recommendation

- The Planning Commission conducted a public hearing on 1/19/2017
- Four people 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-N by a vote of 6-1 (7 members voted)