

**OVERLAY DEVELOPMENT PLAN  
CITY-COUNTY PLANNING COMMISSION  
October 21, 2009  
ODP-4-2009**

Bennie and Laura Jones have applied for approval of an Overlay Development Plan on a tract of land containing 1.23 acres (53,578 square feet) located at 979 Lovers Lane, approximately 214' from Airway Drive. The plan proposes the exterior renovation of an existing commercial building. This property is zoned LI (Light Industry) with a portion of the property zoned F (General Flood Plain).

**STAFF REVIEW:** This plan meets all the requirements of the LI (Light Industrial) and F (General Flood Plain) zone and the overlay development standards as follows:

Lot coverage:	<u>Allowed/Required</u> 70%	<u>Provided</u> Existing: 71.0% Proposed: 78.3%*
	*The applicants have applied for a 9% variance.	
Building setbacks:	<u>Allowed/Required</u>	<u>Provided</u>
Front:	50'	55.8'
Side:	20'	45.6' (west) 18.5' (east)*
	*The applicants have applied for a 2 ft. variance.	
Rear:	20'	91.2'
Floor Area Ratio:	maximum 0.50	0.28
Building area:	The building contains 14,930 square feet.	
Building height:	50' (LI district)	20' 7"
Parking:	32 spaces + 1 space per employee in warehouse	46 spaces
Landscape:	The landscape plan has been approved.	
Signage:	One monument style sign of similar materials to the building. The proposed sign will be 18.0' in height, and less than 75 square feet in area. The applicants have applied for an 11' variance for the sign height, and a variance of 10' for sign setback. Wall signage will not exceed 10% of wall area.	
Drainage:	Drainage has been approved.	
Traffic:	No Traffic Impact Study was required for this application.	
Access:	The site will have two access points from Lovers Lane, one shared with the adjacent lot to the east. The lot will also have access from Airway Court through an existing access drive across the adjacent lots.	

## Design elements for review:

### Building materials:

- **Front Wall and Entries:**
- Upper wall, columns and arches shall be brick, color: Briarwood
- Lower wall & columns, window & door surrounds shall be stone, color: Limestone, or brick, color: Sterling.
- A Stone Band will separate the stone and brickwork, color: Limestone.
- **Sides and Rear:**
- Siding #1: Cement board - smooth, color: Quiver Tan.
- Siding #2: Metal (existing), color: Quiver Tan.
- Concrete Foundation (existing), color: Quiver Tan.
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- Fascia shall be metal (existing), color: Universal Khaki.
- Windows and Doors shall be aluminum, color: Medium Bronze.
- Wall lighting brackets and lights, color: Quiver Tan.
- Awnings: Black canvas.

### Roof material:

- Roofing material shall be the existing metal roof, color: silver.
- Gutters and Downspouts shall be metal (existing), color: Universal Khaki.

### Dumpster Enclosure:

- Western red cedar painted to coordinate with building.

### Landscape Design/plant material:

- Plant material is appropriate and approved.

STAFF RECOMMENDATION: Approval with the following condition:

1. Approval of the Variances by the Board of Adjustments.

## **MOTION TO APPROVE THE OVERLAY DEVELOPMENT PLAN:**

I make the Motion to approve the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket #**ODP-4-2009 with one condition:**

**1. Approval of the Variances by the Board of Adjustments.**

My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the Overlay Development Plan is in agreement with the adopted development standards contained in the Zoning Ordinance Section 4.9 and Section 3.18.

Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed plan.

## **MOTION TO DENY OVERLAY DEVELOPMENT PLAN:**

I make a motion to deny the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket number **ODP-4-2009**. My motion is based on the findings of fact as presented in the staff report and the testimony as presented in this public hearing that the Overlay Development Plan is not in agreement with the adopted development standards in the Zoning Ordinance Section 4.9 and Section 3.18:

**(State specific policies: scale, architecture; landscape, materials or potential glare)**

Further, the following corrections to the Overlay Development Plan may be satisfactorily completed before approval will be given and no building permit will be issued at this time.

Further, I request that the Overlay Development Plan not be considered by this body until an amended Overlay Development Plan has been submitted.