

**OVERLAY DEVELOPMENT PLAN  
CITY-COUNTY PLANNING COMMISSION  
August 17, 2011  
ODP-3-2011**

BWJ Holdings, LLC has applied for approval of an Overlay Development Plan on a tract of land containing 1.005 acres (43,792 square feet) located at 335 New Towne Drive, at the intersection of New Towne Drive and Natchez Trace Avenue. The plan proposes the construction of a two-story, approximately 7,795 square foot medical office building, and all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development) with Binding Elements.

**STAFF REVIEW:** This plan meets all the requirements of the PUD (Planned Unit Development) zone, Binding Elements and the overlay development standards as follows:

Total site area:	1.005 acres (43,792 s.f.)	
Lot coverage:	<u>Allowed/Required</u> 70%	<u>Provided</u> Proposed: 73%*
*The applicants have submitted a request to the Board of Adjustments for a variance in order to cover 80% of the combined lots 9-1 and 9-2, which at build-out will have lot coverage of approximately 80%.		
Building setbacks:	<u>Allowed/Required</u>	<u>Provided</u>
Front:	30'	79.44' (New Towne Drive) 60.96' (Natchez Trace Avenue)
Side:	20'	52.42'
Rear:	20'	24.00'
Floor Area Ratio:	maximum 0.50	0.175
Building area:	The Building contains 7,795 square feet.	
Building height:	N/A	30' 10"
Parking:	39	53 spaces
Landscape:	The landscape plan has been approved.	
Signage:	The applicants are proposing a 10' wide by 5' tall monument style sign.	
Drainage:	Drainage has been approved.	
Traffic:	Traffic Impact Study was approved with the zoning.	
Access:	The site will have one access on New Towne Drive, and one shared access on Natchez Trace Avenue.	

## Design elements for review:

### Building materials:

- The foundation will be stone veneer, color: silver slate.
- Siding shall be brick, main body color: colonial gray smooth; with accent stripe brick, color: blue black.
- Mortar color: Flamingo M-10.
- Soffits shall be aluminum, color: white.
- Windows and Doors shall be storefront system color: white.
- Glazing will be insulated bronze tinted glass.
- Entrance materials are aluminum storefront system in white with tempered glazing.
- Concealed lighting under entry canopy.
- Solar shades over the lobby windows to be aluminum in a white finish.

### Roof material:

- Roofing material shall be aluminum standing seam in a white finish
- Gutters and downspouts shall be aluminum in a white finish.

### Landscape Design/plant material:

Plant material is appropriate and approved.

### STAFF RECOMMENDATION:

Approval with the following conditions:

1. Approval of the Variance by the Board of Adjustments.
2. A plat must be recorded to revise the lot.

## **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-3-2011 with two conditions:**

- 1. Approval of the Variance by the Board of Adjustments.**
- 2. A plat must be recorded to revise the lot.**

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-3-2011**. 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.