

**OVERLAY DEVELOPMENT PLAN  
CITY-COUNTY PLANNING COMMISSION  
November 16, 2009  
ODP-6-2011**

BWJ Holdings, LLC and Builders By Design Corporation have applied for approval of an Overlay Development Plan on a tract of land containing 0.50 acre (21,825 square feet) located at 200 Natchez Trace Avenue, approximately 200' from New Towne Drive. The plan proposes the construction of a two-story, 8,646 square foot medical office building, and all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development) with a general development plan.

**STAFF REVIEW:** This plan was reviewed based on the PUD zone, the Binding Elements and the overlay development standards as follows:

Total site area:	0.50 acre (21,825 s.f.)	
Lot coverage:	<u>Allowed/Required</u> 80%*	<u>Provided</u> Proposed: 72.2%
*A variance from 70% lot coverage was granted by the Board of Adjustments on August 11, 2011.		
Building setbacks:	<u>Allowed/Required</u>	<u>Provided</u>
Front:	30'	80.00'
Side:	20'	40.00' (west)
	10'*	11.00' (east)
Rear:	20'	28.00'
*A variance from the 20' side setback was granted by the Board of Adjustments on August 11, 2011.		
Floor Area Ratio:	maximum 0.50	0.396
Building area:	The Building contains 8,646 square feet.	
Building height:	N/A	29' (two stories)
Parking:	44 spaces	26 spaces on site, plus 18 spaces on adjacent lot 9-1
Landscape:	Landscaping plan meets the requirements of the Ordinance, and is preliminarily approved. Final approval will be required before issuance of a building permit.	
Signage:	The applicants are allowed one freestanding sign and one wall sign. The applicants are proposing a wall sign only. The wall sign may not exceed 100 square feet or 10% of the facade area. The proposed sign will be approximately 25 square feet (2.5% of the facade).	

Drainage: The drainage plan is preliminarily approved. Final approval will be required before issuance of a building permit.

Traffic: Traffic Impact Study was approved with the zoning.

Access: The site will have one access point from Natchez Trace Avenue, shared with lot 9-1, and shared access through lot 9-3 to New Towne Drive.

**Design elements for review:**

Building materials:

- Siding materials shall be brick and stone. Main (field) brick color: Hartford; Accent band #1 (filling in between windows) of brick, color: LWM Rome Lacosca; Accent band #2 (thin accent bands) of brick, color: Dutch Chocolate; Wainscot of stone, color: Silver Slate.
- A center facade and band around the building will be Aluminum Composite Panels, or Cut Stone Panels, color: Castle Grey Cool. \*\*

\*\*The Binding Elements require 90% brick, stone, cementitious materials such as “Hardiboard” or other modern masonry material, or EFIS. EFIS cannot exceed 25% of any building exterior.

The proposed materials are:

Total wall area of all sides:	6,763 s.f.
Masonry and Stone:	4000 s.f. (60%)
Glass:	1,195 s.f. (17%)
Metal Panels:	1,568 s.f. (23%)

- Windows and Doors shall be aluminum storefront system, color: Anodized Bronze.
- Glazing will be reflective grey tinted glass.
- Entrance roof of white metal.
- Lighting will be flush under canopy.

Roof material:

- Roofing material shall be Membrane TPO (Thermoplastic Polyolefin), color: White.
- Gutters and Downspouts shall be aluminum, color matched to accent color.

Landscape Design/plant material: The plant material proposed is appropriate for the site.

STAFF RECOMMENDATION: Approval with the following condition:

- 1. Record a subdivision plat 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-6-2010 with one condition:**

**1. Record a subdivision plat 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-6-2011**. 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.