

**Planning and Zoning Site Plan Sub-Committee
Meeting Summary
August 1, 2018 at 6:00 PM**

Planning & Zoning Commission Members Present: Michael Daming, Lisa Schuering, Mark Favazza, Jeff Moore and Sheri Bilderback

Staff Present: Lisa Koerkenmeier, Director of Planning and Development and consultants Lee Cannon with CBB and Andy Franke with Planning Design Studios

Several persons representing the petitioner were present.

Chairman Daming opened the meeting at 6:00 PM.

Case #18-05 – Rezoning from LID, Light Industrial District to PD, Planned Development Overlay District for property located at 200 Hanley Industrial Court and Site Plan Approval

Chairman Daming noted following the July 11th regular meeting of the Planning and Zoning Commission, additional information was forthcoming including the comments and recommendations from Mr. Cannon pertaining to traffic and parking review and Mr. Franke regarding the landscape plan review. Mr. Cannon reviewed the purpose of the traffic access assessment was to determine the number of additional trips generated by the proposed office redevelopment, assess the potential impacts of those trips on the operating conditions along the adjoining roadways, and determine if persons can enter and exit the site safely. His findings concluded that the proposed office redevelopment would not create any traffic capacity concerns at Hanley Industrial Court and Hanley Industrial Court (north) intersection nor at either of the two proposed site driveways. CBB recommended that both entrances be two lanes, with one inbound and one outbound lane, and that the north driveway be shifted south to reduce conflicts with the adjacent property to the north.

The parking supply of 186 spaces does not meet the City's requirements of 210 spaces based on floor area. However, the supply is expected to be more than adequate for 150 employees with a recommended 90% utilization rate, which require only 167 stalls.

It was noted that the site plan was revised to make both access drives be one outbound and one inbound lane and the northernmost driveway was shifted south. There was an error on the site plan for the number of parking spaces provided, but the revised plan depicted that 169 stalls were provided and a future parking area of 11 stalls was shown.

Andy Franke reviewed his landscape comments with the Committee. Most of the comments were the application of the landscape ordinance to the proposed site plan. He reviewed specific items to include in the final submission and that the final landscape plan be sealed by a licensed professional landscape architect.

The Committee recommended that information be provided, or a detail provided, that would depict how the landscaping of the future parking area would be relocated on site when the parking lot is constructed. The Committee also discussed if the petitioner would be willing to accommodate a future entryway monument sign by providing a sign easement to the City for its location. The petitioner was asked to install similar lighting along the street which was recently used for the City's STP project. The petitioner desired to install new conventional lighting in the parking lot to compliment the architecture of the various buildings but agreed to install the STP light fixtures along the street in front of their property. The Committee was favorable of all the building materials. However, the petitioner expressed that corporate had not yet given final approval to the elevations. It was recommended that a note be added to the plans that final material selection is to be determined based on client input. Once material palette has been approved by the client, the elevations will be re-submitted to the City for final review and comment. Signage for the project has not been determined by the client at this time. If a Comprehensive Sign Plan is desired, the petitioner will submit the sign plan to the Planning and Zoning Commission for review and consideration by the Board of Aldermen.

The rezoning petition, revised site plan and the Site Plan Sub-Committee findings will be included in the updated staff report and presented to the Commission for their consideration at the August 8th meeting.

The meeting adjourned at 6:42 p.m.

Respectfully Submitted,



Lisa Koerkenmeier

Director of Planning and Development