

Douglas S. Wright, Jr., chair, called the meeting to order at 7:02 p.m., on Wednesday, May 30, 2012, in the Council Chamber, Second Floor, City Hall. Also present were commission members D. Gysberts, J. Stone, and R. Thomas. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; A. Rohrbaugh, Planner; and D. Calhoun, Secretary.

PUBLIC REVIEW MEETING

Land Management Code Revisions, Case No. ZT-2012-02

The public review meeting was called to order at 7:02 p.m.

Staff Report: Mr. Bockmiller presented the proposed amendments to the commission. In 2008 the Land Management Code was created by combining four separate ordinances (Zoning, Subdivision, Forest Conservation, and Floodplain Management) into a single document. The first phase of the process was a reorganization of the basic structure of the Land Management Code and included a few content amendments. The second phase of the process involved reviewing all four ordinances and bringing them up to current standards. Staff's goal was to simplify the document for ease of use by the development community, which included the creation of charts and other user-friendly structural changes. The Historic District Commission has requested that the record remain open until June 15, which is the day after their next meeting. They will discuss the amendments to Article 4, Section T, and most likely have minor comments to pass on to the Planning Commission. As far as notice of the proposed changes, copies were provided for public review online; information was provided to the local newspaper; and notice was provided to the development community and local land use attorneys.

Mr. Bockmiller entered into the record the draft Land Management Code, the certificate of advertisement, and the Planning Commission's file by reference.

Public Testimony:

No one was present to offer testimony either in favor of or in opposition to the amendments. The public testimony portion of the meeting was closed.

Mr. Stone asked if it would interrupt the planned public review schedule if the commission left the record open for 30 days. He has talked to several engineering firms that might want to comment, but they have not had a chance to review the entire document. Mr. Bockmiller stated that the draft changes were posted to the website on or around May 14. It is staff's intent to have the Planning Commission make a recommendation to the Mayor and City Council at the

commission's June 27 meeting. That schedule would allow for the approval process through the late summer and early fall. Mr. Stone compromised and asked if the record could remain open for 20 days instead. Staff and commission discussed the possibility of a special meeting in addition to discussions at the workshop meeting on June 13, and the regular meeting on June 27. It was also determined that the commission could begin deliberating prior to the end of the public comment period.

MOTION: (Stone/Gysberts) I would make a motion that we close the meeting and leave the record open for twenty (20) days to receive additional testimony.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

REGULAR MEETING

Roll Call

Mr. Wright noted for the record that commission members Martin Brubaker, Dennis Miller and Judy Wheeler were absent.

Approval of Minutes: May 2, 2012 - Special Meeting; and May 9, 2012 - Workshop Meeting

May 2, 2012:

MOTION: (Stone/Gysberts) I make a motion to approve the minutes for May 2.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

May 9, 2012:

Typographical errors were noted on pages 2 and 7.

MOTION: (Gysberts/Thomas) I move for approval with those corrections.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Stone)

Proposed AutoZone Retail Auto Parts Store - Sketch Plan

Staff Report: The applicant proposes to construct a freestanding retail building at the front of the former Ames Shopping Center. The site contains 0.6 acres, and the developer is proposing to redevelop a section of an entirely impervious parking lot, thereby reducing the existing impervious area by about 22 percent. The City Engineer provided comments regarding the proposed stormwater management approach (meeting file). Planning staff did not find any unique site or environmental conditions associated with the property. Since the project requires re-striping part of the existing parking lot to create a new cross drive aisle, the Planning staff has emphasized to the developer that landscaped islands should be provided at the new ends of the existing seven parking bays; and the developer has included these islands per staff's direction.

Given the existing site configuration the applicant has requested several adjustments to the landscaping requirements, specifically the six-foot planting bed around three-quarters of the building, the widths of the landscape islands in the lease area, and the widths of some of the new landscaping islands (due to the existing configurations). Staff suggested that the Planning Commission may want to discuss these issues and provide the applicant with feedback before they submit their site plan for processing. Given the constrained nature of the lease area (hemmed in by the Dual Highway and the two existing driveway entrances, and the logical location of the proposed cross drive aisle), staff has no objection to the anticipated waivers, provided that in compensation for the modification, the landscaping plan for the site be augmented to provide additional plantings to improve the appearance of the development and offset the impact of the waivers. With the provision of an "extra rich" landscaping plan, staff stated that such a plan will meet the intent of these provisions of the Ordinance.

Based on the size of the affected area, forest conservation will not apply to this development. The provision of street trees as required would likely have met the required planting for forest conservation.

Concerning the landscaping waiver requests, Mr. Bockmiller explained that the ordinance would normally require a landscape island at the end of a parking bay. There are a few places where the landscape islands are not as wide as what the ordinance requires. Also, the owner of the shopping center is constrained due to the existing angled parking configuration in this area. The owner has committed in leases portions of this parking area for leaseholder parking. The owner did agree to install islands as practicable and staff agreed to support waivers that would allow the islands to be designed in such a way to preserve as many of the existing spaces as possible. Drive aisles are being incorporated. Because the owner has agreed to retrofit the existing bays, staff has no objection. The entire area in front of the store will be landscaped; however, some of the proposed landscape bays have been reduced. Mr. Bockmiller pointed out that the landscaping

plan shows 19 trees in the reduced landscaping area. Staff feels this meets the intent of the ordinance.

The trash enclosure will be located at the top of a retaining wall in the area of the decel lane into the shopping center. Mr. Wright requested that the commission review the materials proposed for the retaining wall and the trash enclosure. Mr. Stone questioned whether sight distances would be compromised for vehicles leaving the shopping center at the easternmost point due to the proposed shrubs and trees. Mr. Bockmiller said sight distances should not be an issue because the landscaping will be located behind the sidewalk and the trees are on top of a hill. There is also a decel lane. At the site plan stage, the City Engineer and SHA will be examining this area very closely. Mr. Thomas asked about truck accessibility to the site. Jeff Berneburg, of McIlvried DiDiano & Mox stated that AutoZone receives deliveries about once a week and typically those deliveries are made right before the store opens. This schedule eliminates the possibility of trucks trying to access the site during high-volume traffic times. In addition, the proposed layout has been reviewed by AutoZone and it passed their specifications.

Ms. Maher asked what types of stormwater improvements are being proposed. Mr. Bockmiller stated that Auto Zone will need to address water quality via small facilities. This site drains into the City's storm drains. Mr. Bockmiller read the City Engineer's comments (meeting file) concerning the stormwater management plans. The purpose of the sketch plan is only to show the proposed strategy for handling stormwater management facilities. At this point in the design phase, the stormwater management facilities have not been fully designed. It was noted in the City Engineer's report that the existing impervious area ^{of the subject site (0.6 acres)} will be reduced by 22%. The addition of the landscaping areas contributes to the reduction in the impervious area of the subject area (not the entire shopping center) since the area is currently a completely paved parking lot.

Mr. Gysberts asked about signage for the new site. Mr. Bockmiller stated that signage proposals will be on the site plan. Mr. Gysberts added that he wanted to note that he is not opposed to this development since the Kimco Shopping Center is completely occupied. Mr. Bockmiller added that since this is an older shopping center, the parking lot computations have been updated for this development and they meet the current parking requirements.

The commission determined that it was agreeable with the deviations from the landscaping requirements set forth in the Zoning Ordinance and the general approach that is being taken with regard to stormwater management.

MOTION: (Stone/Gysberts) I make a motion that we approve the sketch plan as submitted obviously subject to final design considerations.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Proposed Deliberation Schedule for Land Management Code Revisions

Staff asked the commission about how it would like to handle the deliberations in order to have a recommendation to pass on to the Mayor and Council on June 27. Staff asked permission to schedule a special meeting, in addition to the regularly scheduled workshop meeting on June 13 and the regular meeting on June 27. The commission agreed to schedule a special meeting on Monday, June 18, at 4:00 p.m.

Mr. Stone requested a copy of the proposed floodplain map. His comments on the floodplain ordinance will depend on the size of the floodplain areas. Mr. Bockmiller will provide the commission with revised floodplain maps. The state will complete its revisions to the floodplain maps by the end of 2012; the new maps will become effective possibly sometime in 2014. Mr. Bockmiller offered to compare and contrast the existing and the proposed ordinances to assist the commission in formulating its comments.

Adjourn: It was moved and seconded that the meeting adjourn at 7:50 p.m.

6/27/2012
Date

DC Calhoun
Debra C. Calhoun - Secretary