



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, August 20, 2014 at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

The Planning Commission will have a preliminary meeting to review the agenda with the Planning Staff on Monday, August 18, 2014 at 2:30 p.m., in the **Board Room, second floor of the Civic Center.** This meeting is also open to the public.

The following items will be reviewed at both meetings:

1. ***Approval of Agenda***
2. ***Approval of July 16, 2014 Meeting Minutes***

Old Business

None.

New Business

3. **S-14-0474:** Request approval of a replat of lot 1, block "A" Rock Creek Subdivision, 40.1 acres, B-2 District, Highway Commercial, Westgate Partners, LTD.
4. **DP-14-0493:** Request approval of development plan to reduce the required 10 ft. perimeter landscape area to 0 ft., 3418 Ross Clark Circle, B-2 District, Highway Commercial, Chick-Fil-A Inc. represented by Eileen Graf.
5. **RZ-14-0492:** Request recommendation for rezoning of 9.22 acres in the 800 block of Kelly Springs Rd., B-2 District, Highway Commercial to a R-A District, Residential, Multi-family, High Density (8+ units), Susan Blumberg.
6. **DP-14-0499:** Request approval of a development plan for a daycare, 107 Garland St., L-I District, Light Industry, Juanita Bryant.
7. **RZ-14-0500:** Request recommendation for rezoning of 12.62 acres in the 1700 block of Denton Rd., R-1 District to R-4 District with a PUD overlay. M4 Development represented by Northstar Engineering Services.

8. **DP-14-503:** Request approval of development plans for 12.62 acres in the 1700 block of Denton Rd., R-1 District, Residential Single-Family, Low Density, M4 Development represented by Northstar Engineering Services.
9. **DP-14-0501:** Request approval of development plans for an 1800 sq. ft. office space addition, 2389 W. Main St., O-2 District, Office Park, Carpenter, Wiggins, Jordan, Thomas, Scarborough, PC represented by Northstar Engineering Services.
10. **DP-14-502:** Request approval of development plans for 2,822 sq. ft. service station, US Hwy 431 and Westgate Parkway, B-2 District, Highway Commercial, Racetrac Petroleum, Inc. represented by Northstar Engineering Services.
11. **DP-14-0490:** Request approval of a development plan to reduce the required 10 ft. perimeter landscape area to 5.25 ft. (existing width), 1410 S Oates St., L-I District, Light Industry, Tim Smith represented by Praestare Engineering.
12. **RZ-14-0504:** Request recommendation for a city initiated rezoning of Town and Country Estates Phase I and II from A-C District to MH-2 District, Mobile Home Subdivision.
13. ***Consent Items: Minor Development Plans & Subdivision Plats***
14. ***Adjourn.***

Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.

**PLANNING COMMISSION REGULAR MEETING MINUTES
JULY 16, 2014
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on Wednesday, June 18, 2014 at 9:00 a.m. in the City Commission Chambers, Dothan, Alabama.

Members Present:

Chairman George C. "Chuck" Harris
Vice-Chairman Jerry Coleman
Mickey Davis
John Bush
Ron Tindall
John Taylor
David Brewer
Mike Palmer
Jim Freeland
Debra Pettway

Others present were: Todd L. McDonald, AICP, Planning Director; Dawn Wrinn, CAPZO, Planner II; Frank Breaux, AICP, Planner II; Robert Cox, P.E., Traffic Engineer; Allan Kramer, Engineering Services Manager; Larry Lofton, P.E., Engineering Services; Members of the Media and Kim Vann, Secretary, who recorded the minutes.

Chairman Harris explained that the PC does not rezone properties but rather recommends rezoning to the City Commission for approval. He suggested any group present to designate a spokesperson to address any questions or concerns.

1. Approval of Agenda.

Vice Chairman Coleman made a motion to approve the agenda as presented. Ms. Pettway seconded and the motion to approve passed unanimously.

2. Approval of June 18, 2014 Meeting Minutes.

Ms. Pettway made a motion to approve the June 18, 2014 Meeting Minutes. Vice Chairman Coleman seconded and the motion to approve passed unanimously.

Old Business

None

New Business

- 3. S-14-0415: Request approval of a replat of a resubdivision at Whitfield Estates, Lot 49, 5900 block of West Main St., B-3 District, Local Shopping. Northstar Engineering Services**

representing Marlie Holdings, LLC. Ms. Wrinn stated this will be a division of a 2.63 acre lot to be divided equally into two 1.16 acre parcels. Ms. Wrinn stated that traffic engineering is recommending that the two lots share a single driveway entrance. Mr. Larry Brookins with Northstar Engineering Services presented the request. Chairman Harris asked if there were any issues or problems with the comments made regarding the division. Mr. Brookins stated they would comply. Chairman Harris asked if there was anyone present regarding this request and there were none. ***Chairman Harris asked for a motion regarding case number S-14-0415. Ms. Pettway made a motion to approve S-14-0415. Vice Chairman Coleman seconded and the motion to approve passed unanimously.***

Planning Comments – Dawn Wrinn, CAPZO

The dimensional requirements in the B-3 zoning district are as follows:

Front Yard – 25 ft.
Rear Yard – 10 ft.
Side Yard – 5 ft.
Maximum Lot Coverage – 40 %
Maximum Building Height – 35 ft. or 3 stories

Engineering Services has verified that there is a recorded 35-foot wide Utility and Drainage Easement adjacent to the West Main Street right-of-way as stated on the proposed re-plat.

Impact on Travel – Robert A. Cox, PE, Traffic Engineer, Comments:

To minimize the number of driveways accessing W. Main Street (US 84 W), the City requires either of two options for the future commercial development of these properties. The first option is a developer providing a shared driveway at the property line dividing Lot 49A and Lot 49B. The second option is the developer providing a driveway as shown in Case # 14-0414, but having shared access agreement with the adjoining lot.

Impact on Public Services and Facilities – L. Bart Barefoot, PE, Engineering Comments:

A review of the final plat of the above referenced subdivision has been made for conformance with the City of Dothan Subdivision Regulations. Requirements are as follows:

- 1) There are some leader lines or other type of lines along the western and eastern boundaries that are unclear as to what they are. Please clarify this or delete it.
- 2) What does the box on the north and south boundaries of Lot 49B represent?
- 3) What is the symbol on the east side of the SS Lift Station?
- 4) The title shall state a "Final Plat of" of a re-plat of a portion of Lot 49.
- 5) Closure of the boundary of this property does not meet requirements.
- 6) The 30 foot U&D easement continues to the west along W. Main Street. Show it and provide recorded information.
- 7) Note to the Public Works Director:
 - (a) Digitized final plat with tie to state plane coordinates is required.
 - (b) This is a large commercial lot along W. Main Street. There is not any construction associated with this plat. All construction along with any detention requirements shall be part of development plans.

Fire Marshal's Comments: Additional fire protection may be required once developed.

4. **DP-14-0414: Request approval of a development plan for a 5,200 square foot medical office development located on 1.16 acres in the 5900blk of West Main St., B-3 District, Local Shopping. Northstar Engineering Services representing Marlie Holdings, LLC. Ms.**

Wrinn stated the only comment staff has pertains to the garbage dumpster; the location of the dumpster area should be moved so garbage trucks do not have to back up through the parking lot. Mr. Larry Brookins with Northstar Engineering Services presented the request. Chairman Harris asked if there was anyone present regarding this request and there were none. Chairman Harris asked if they were able to comply with the eleven items staff recommends. Mr. Brookins stated they can comply with all eleven conditions. Mr. Bruce Blaine 2631 14th Ave., Kingsburg, CA was present regarding this request and wanted to compliment the commission and staff regarding the available information. ***Chairman Harris asked for a motion regarding case number DP-14-0414. Vice Chairman Coleman made a motion to approve DP-14-0414. Ms. Pettway seconded and the motion to approve passed unanimously.***

1. Any detention area required must be sodded or seeded and maintained as a landscaped area as per Section 114-238 (I) of the Zoning Ordinance;
2. Any signage must comply with Article XII, Signs and Billboards, be reviewed, approved, and receive a permit from the Building Official's office before being erected;
3. Any exterior lighting, whether it be freestanding or attached to the building wall, must be shielded and pointing in a downward direction;
4. A photometric plan, showing a luminance of not more than 0.4-fc 50 feet beyond the property line, is required as per Section 114-76 (A)(2)(a)(26) before a building permit is issued by the Building Official's office;
5. The servicing of the dumpster must only be done between the hours and 7:00 a.m. and 7:00 p.m. due to its proximity to residences;
6. Irrigation must be provided for all plantings as required by 114-238(J);
7. The trees to be retained must be cordoned off to protect them during construction;
8. The comments of all City Departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
9. A final site plan depicting changes required by all City Departments must be submitted to the Planning Department before a building permit is issued by the Building Official's Office;
10. Any work done on the West Main Street, U. S. 84 West, right-of-way be approved by the Alabama Department of Transportation and be available for use by neighboring developments;
11. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year, which will be July 31, 2015.

5. **DP-14-0330: Request approval of a development plan for parking improvements, 2811 Horace Shepard Dr., H-I District, Heavy Industrial. Nolan Baker CDG Engineers representing Oncology Supply.** Mr. Breaux stated the Planning Commission should approve the proposed reduction of the 10 foot landscape width but allow staff to work on parking and landscaping with the applicant. Chairman Harris stated that the applicant is asking for four parking spots. Mr. Breaux stated there was no required parking but the applicant is requesting additional parking near the entrance of the facility for employee parking. Mr. Breaux stated there will be no customers entering the business. Mr. Peter Covert, Vice President of operations at Oncology Supply addressed the Commission. Mr. Covert stated he is present on behalf of US Bio who is a sister company that will be leasing space from Oncology Supply. Mr. Covert stated this company is a mail order pharmacy and they are a separate entity that will require their own parking. Mr. Covert stated he will do whatever is needed to comply. Mr. Covert stated this is mail order pharmacy and there will be no customers present, so no customer parking will be needed. Chairman Harris stated

there will be three parking spots and one handicap parking space added in this request. Mr. Palmer asked if there were any comments from adjacent property owners, Mr. Breaux stated there were none. ***Chairman Harris asked for a motion regarding case number DP-14-0330. Vice-Chairman Coleman made a motion to approve case number DP-14-0330 and allow Planning Staff to handle landscaping development. Mr. Palmer seconded and the motion to approve passed unanimously.***

6. Consent Items: Minor Development Plans & Subdivision Plats

Chick-Fil-A minor development for access improvements

Flowers Medical Park Subdivision

Resurvey of Homestead Subdivision Lots 13-31

7. Adjourn.

Mr. Tindall made a motion to adjourn. Ms. Pettway seconded and the meeting was adjourned at 10:23 a.m.

George C. "Chuck" Harris Chairman

Kim Vann, Secretary



PLANNING COMMISSION
STAFF REPORT – AUGUST 14, 2014
MEETING DATE – AUGUST 20, 2014
CASE NUMBER: S-14-0474

Case Manager: Dawn Wrinn, CAPZO, Planner II

Summary of Information:

Project Name:	Rock Creek Subdivision
Property Address:	1500 Block of Westgate Parkway
Requested Action:	Re-Subdivision of Lot 1
Applicant/ Property Owners:	Westgate Partners, LTD.

Zoning/Land Use:

NUMBER OF EXISTING LOTS	1
NUMBER OF PROPOSED LOTS	2
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	RESIDENTIAL
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	B-2
ZONING DISTRICT - NORTH	R-1
ZONING DISTRICT - SOUTH	B-2
ZONING DISTRICT - EAST	B-2
ZONING DISTRICT - WEST	B-2
SETBACK-FRONT	25 FT.
SETBACK-REAR	10 FT.
SETBACK-SIDE	5 FT.
BUILDING HEIGHT LIMIT	145 FT. - 10 STORIES

General Discussion: The applicant, Westgate Partners, LTD., is requesting approval of a resubdivision of Lot 1, Block "A" of Rock Creek Subdivision, 1.107 acres, B-2 District, Highway Commercial, and located on the south side of Westgate Parkway, and is west and adjacent to the Comfort Inn and Suites hotel.

As depicted above, the following dimensional requirements apply to the B-2 zoning district:

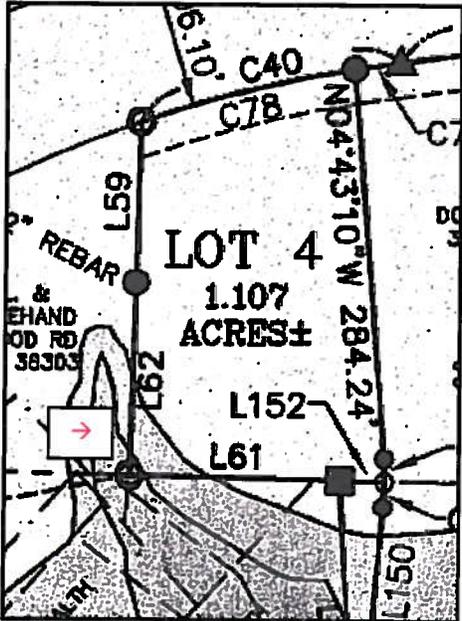
Front:	25 ft.
Rear:	10 ft.
Side:	05 ft.
Maximum Lot Coverage:	50% of gross lot area
Maximum Height:	10 stories or 145 feet
Maximum Sign Area and Height for Freestanding Pylon:	200 sq. ft. and 42 ft. OAH



ZONING & VICINITY MAP

Any development of this property over 25,000 sq. ft. in size will require Planning Commission approval of development plans since it is not immediately adjacent to residential property.

The lower southwest corner of the lot appears to be in a flood plain. There will be new Flood Insurance Rate Maps available in September that may affect its configuration.



Utilities Comments: No comments.

Fire Marshal's Comments: Additional fire protection may be required once developed.

Impact on Travel: No comments.

Staff Recommendation: Staff recommends that Case No. S-14-0474, request for approval of a resubdivision of Lot 1, Block "A" of Rock Creek Subdivision, 1.107 acres of a 40.1-acre subdivision, B-2 District, Highway Commercial, 1500 Block of Westgate Parkway, as shown on the map stamped "Received July 22, 2014," having been duly considered in a public hearing held on August 20, 2014, following advertised legal notice and notice posted on the property, **be approved** by the Planning Commission subject to the *City of Dothan Subdivision Regulations* and staff comments.



PLANNING COMMISSION
August 20, 2014, Meeting
CASE NUMBER: DP-14-0493

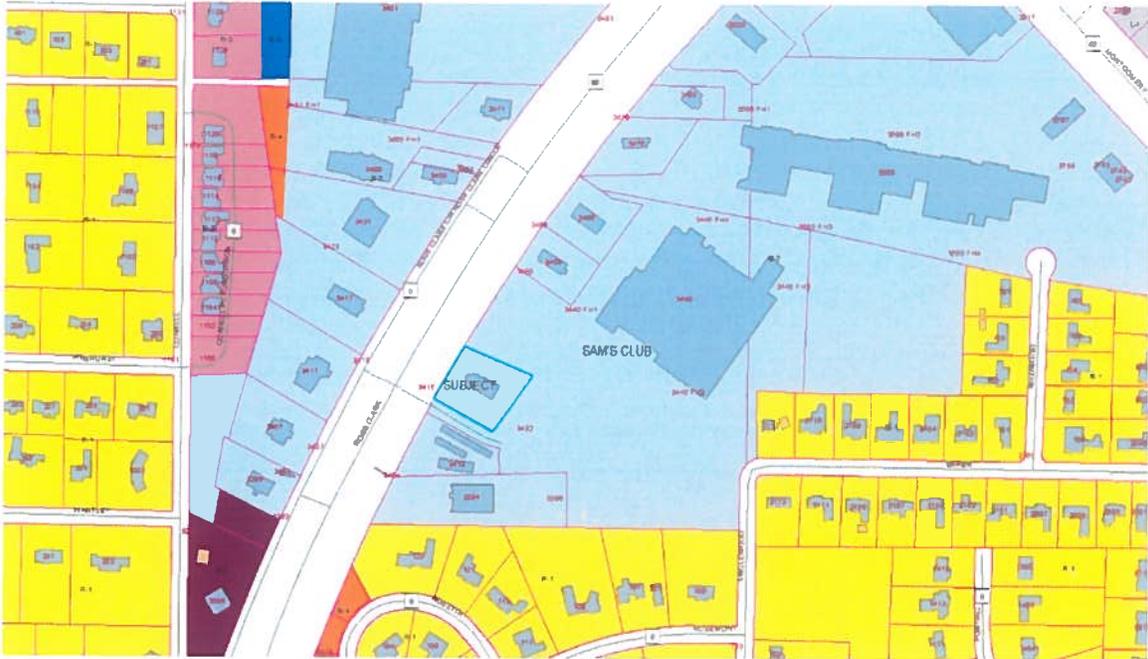
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	Chick-fil-A
Property Address:	3418 Ross Clark Circle
Requested Action:	Reduction to Landscaping Req. (Sec 114-238.G)
Applicant:	Chick-fil-A, Inc.
Property Owner:	Chick-fil-A, Inc.

Zoning/Land Use:

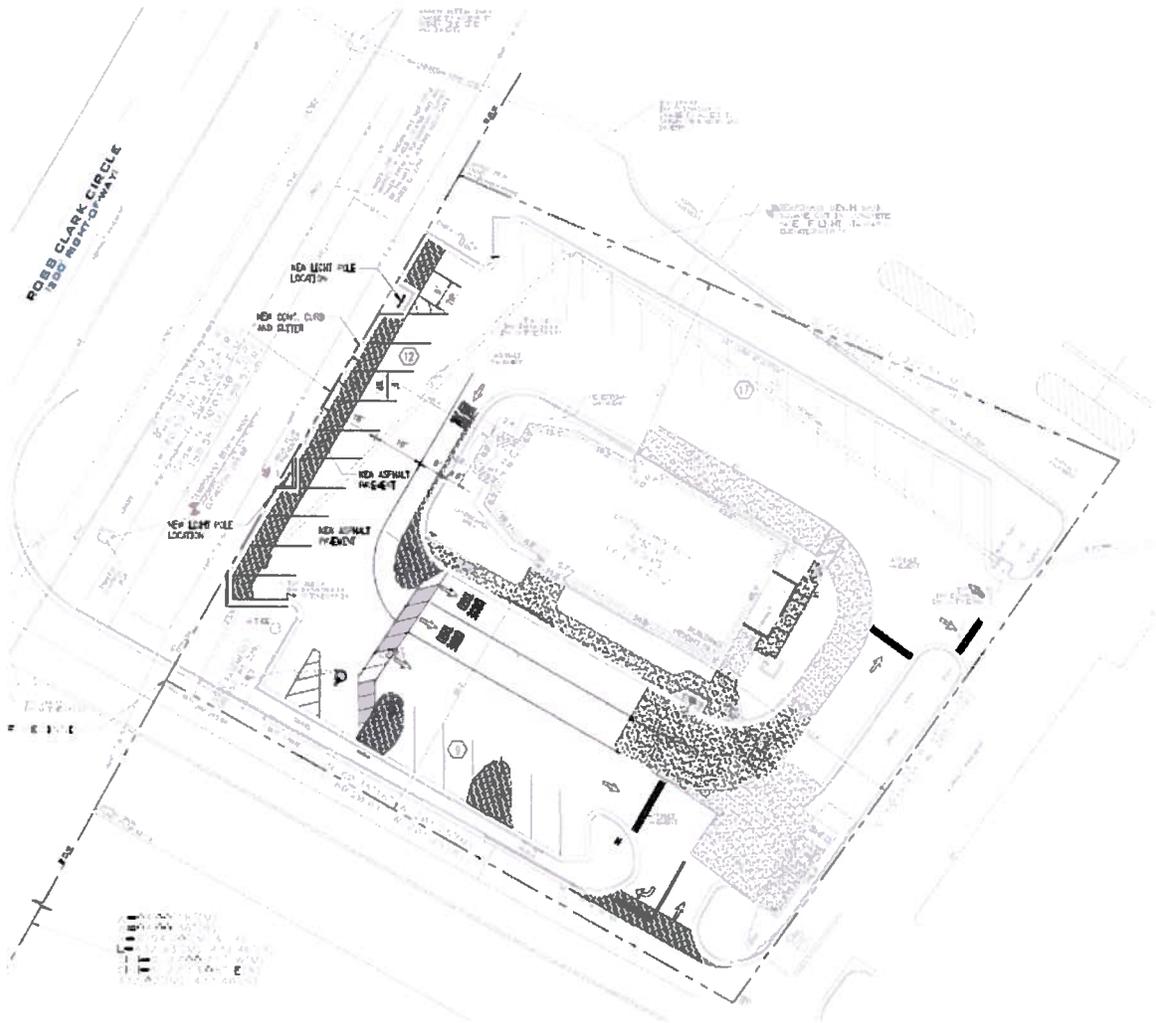
ACREAGE OF SITE	.93
EXISTING LAND USE - SUBJECT	COMMERCIAL/RESTAURANT
EXISTING LAND USE - NORTH	COMMERCIAL/RETAIL
EXISTING LAND USE - SOUTH	COMMERCIAL/CARWASH
EXISTING LAND USE - EAST	COMMERCIAL/RETAIL
EXISTING LAND USE - WEST	COMMERCIAL/RESTAURANT
ZONING DISTRICT - SUBJECT	B-2
ZONING DISTRICT - NORTH	B-2
ZONING DISTRICT - SOUTH	B-2
ZONING DISTRICT - EAST	B-2
ZONING DISTRICT - WEST	B-2
PROPOSED ZONING - SUBJECT	N/A
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	COMMERCIAL
SETBACK-FRONT	25 FT.
SETBACK-REAR	10 FT.
SETBACK-SIDE	5 FT.
BUILDING HEIGHT LIMIT	145 FT/10 STORIES
SIGN HEIGHT LIMIT	26 FT.
LANDSCAPING REQUIREMENT	10 FT. NEXT TO R.O.W.



VICINITY



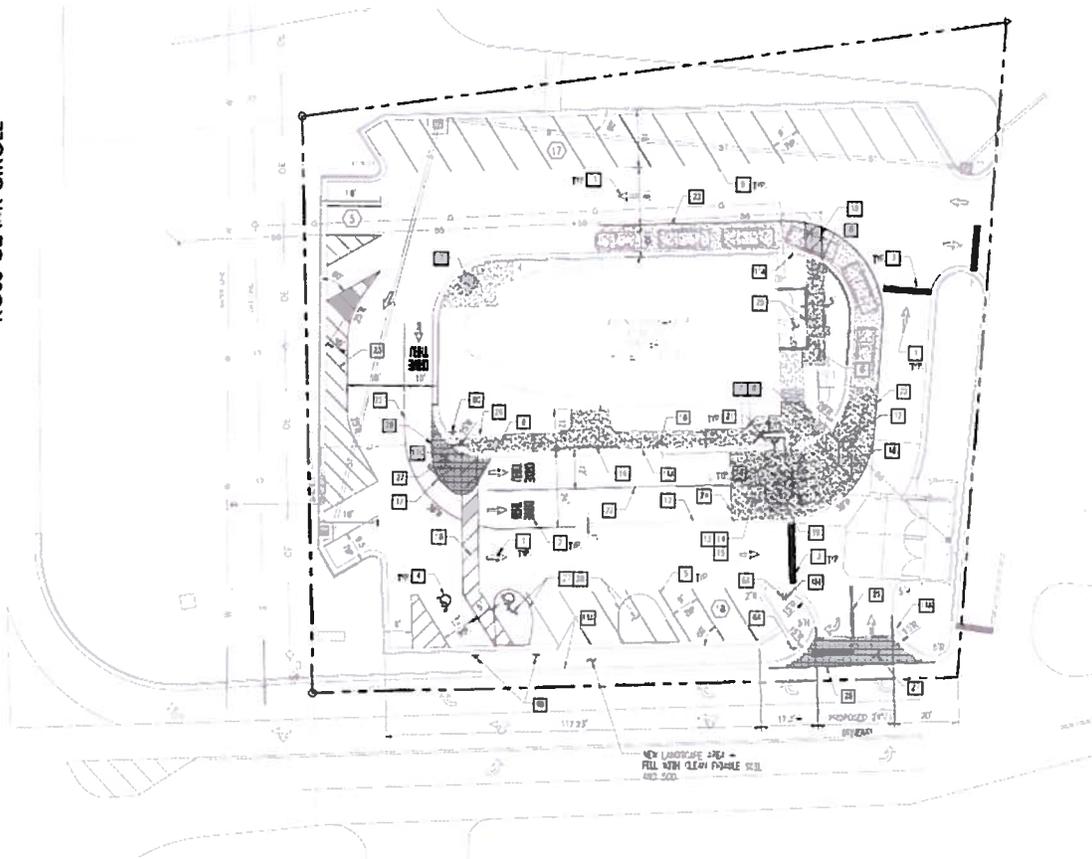
AERIAL



SITE PLAN FOR VARIANCE

General Discussion: The property is located at 3418 Ross Clark Circle on an outparcel of the Sam’s Club development. The site has historically been problematic from a traffic circulation standpoint and a revised site plan (DPMI 14-0422) was recently reviewed and approved by the City which significantly alters vehicular circulation in and around the site. The revised site plan for the new design is provided below.

ROSS CLARK CIRCLE



DPMI-14-0422 SITE PLAN

This plan shifts the main site entrance driveway to the southeast corner of the lot and the new layout routes vehicles around the building before queuing to order. The new design is also configured as a double drive through.

As a condition of approval of DPMI-14-0422, Chick-fil-A was to provide documentation of a parking agreement with Sam's Club which demonstrates that the minimum number of parking spaces for the site is being provided. Required parking for the site is to be provided at a rate of 1 space per 100 square feet of gross floor area plus one space per employee on the greatest shift (Sec 114-182). Information submitted with the DPMI 14-0432 application indicated that there were 32 spaces proposed on-site with the remaining spaces to be located on the adjacent Sam's Club property.

Landscaping:

1. Section 114-238.G. requires a 10 foot wide landscaped area between the parking lot and the right-of-way providing 4 trees and 8 shrubs per each 100 linear feet. The existing condition provides for 6-7 feet of landscaping.

2. Given the 180 feet of frontage along Ross Clark Circle, the required number of trees equals seven (7) and the required number of shrubs is fourteen (14).
3. There are currently four (4) trees along the front of the site and three of those are proposed to be removed. There is no shrubbery along the front of the site.

Impact on Travel:

Traffic Engineering Comments: No Comments.

Utilities Comments:

There are multiple water meters located within the right of way of the development. Two meters near the center of the development property serve Chick Fil A and another meter near the entrance drive is an irrigation meter for Sam's Club. The irrigation meter near the entrance drive has a line running along the curbing of the development towards Sam's Club and should be protected during construction. The developer is responsible for the protection of the existing water meters, service and irrigation lines within the development area.

Fire Marshal's Comments: No Comments.

Staff Recommendation: Per Section 114-238.G. of the Zoning Ordinance, the Planning Commission is authorized to reduce the ten (10) foot landscaping width requirement subject to all other requirements of said section. Given the nature of the improvements and recognizing the need to improve vehicular movement in and around the site, Staff recommends that Case No. DPMI-14-0093, request for variance to reduce the required ten (10) foot wide landscaping strip located along the frontage of the site to zero (0), as shown on the map stamped "Received July 30, 2014", be approved, as authorized by Article XIII of the Zoning Ordinance, subject to the following conditions:

1. The site shall otherwise be brought into compliance with respect to Article XIII, Landscaping & Buffers, to the extent possible, notwithstanding the elimination of the required ten (10) foot wide landscaped area along the front of the site as herein varied. The intent of this condition is to provide the required number of trees and shrubs elsewhere on the site as would have otherwise been required along the frontage and to correct any other deficiencies that may exist.
2. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office.
3. Resubmit the development plan incorporating all design changes; and,
4. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.



PLANNING COMMISSION
STAFF REPORT – AUGUST 14, 2014
MEETING DATE – AUGUST 20, 2014
CASE NUMBER: RZ-14-0492

Case Manager: Dawn Wrinn, CAPZO, Planner II

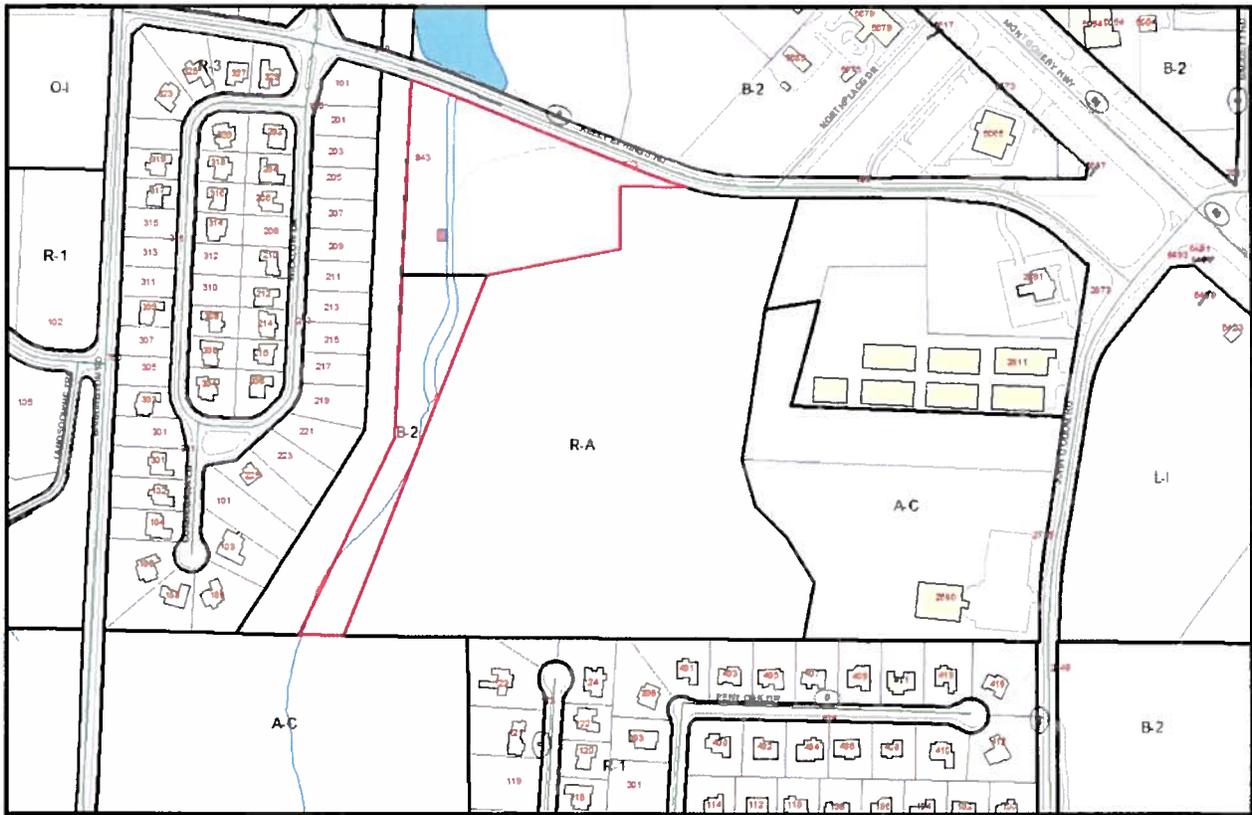
Summary of Information:

Project Name: 9.22 acres from B-2, Commercial, to R-A,
Residential Apartments, 8 or more Units
Property Address: North Side 838 Kelly Springs Road Intersection
Requested Action: Rezoning
Applicant: Northstar Engineering Services representing
Property Owner: Susan Blumberg

Zoning/Land Use:

ACREAGE OF SITE	9.22
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	UNDEVELOPED
EXISTING LAND USE - SOUTH	UNDEVELOPED
EXISTING LAND USE - EAST	UNDEVELOPED
EXISTING LAND USE - WEST	KELLEY SPRINGS S/D
ZONING DISTRICT - SUBJECT	B-2
ZONING DISTRICT - NORTH	B-2
ZONING DISTRICT - SOUTH	A-C
ZONING DISTRICT - EAST	R-A
ZONING DISTRICT - WEST	A-C/R-1
PROPOSED ZONING - SUBJECT	R-A
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	RESIDENTIAL

General Discussion: On behalf of property owner Susan Blumberg, Northstar Engineering Services is requesting a favorable recommendation to rezone 9.22 acres in the 800 Block of Kelly Springs Rd, from B-2 District, Highway Commercial, to R-A District, Residential, Multi-family, High Density (8+ units), District.



ZONING & VICINITY MAP

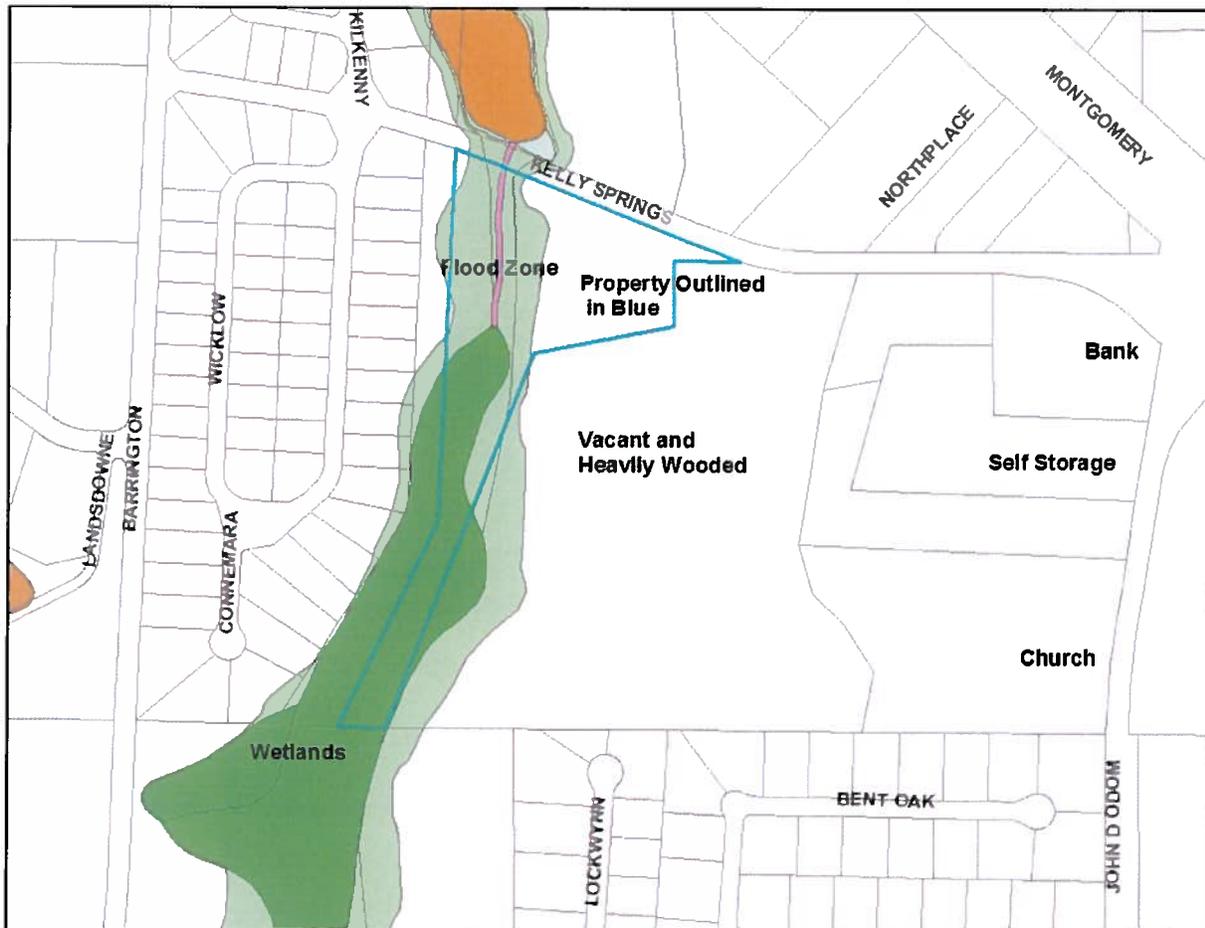
Land Use Compatibility: The land use plan indicates that this area should be residential; therefore this request is compatible with the land use plan for the City. However, while the land use plan indicates that the subject property should be used for residential purposes, the density and/or land use pattern of the R-A zoning district could conflict with the adjacent single-family uses. Therefore, the request is in conflict with good zoning practices for the following reasons:

- It is not located at the node of a node of an intersection.
- It is not consistent with adjacent densities or land use patterns.

Building Setbacks, Height, Buffers:

	B-2	R-A
Front Setback:	25	20
Rear Setback:	10	20
Side Setback:	5	20
Building Height Limit:	145 feet/10 stories	55 feet/3 stories
Sign Height Limit:	42 feet in 40 mph speed zone	8 ft. monument style only – one per street front
Buffers:	25 to 50 feet wide between residential and commercial land uses to include apartments depending on the size of the gross floor area (GFA)	25 to 50 feet wide between residential and commercial land uses to include apartments depending on the size of the gross floor area (GFA)

Impact on the Environment: This property is bi-sected by Murphy Mill creek, which would be impacted by future development of this property should it be rezoned. The property is significantly constrained by wetlands and flood prone areas.



Impact on Travel: There are no known impacts on the traffic system at this time. However, future changes in land use based on an R-A zoning district would yield traffic concerns.

Impact on Public Services & Facilities: There are no known impacts on public services and facilities at this time. However, the Fire Marshal has indicated that additional fire protection may be required once the property is developed.

Staff Recommendation: Staff recommends that Case No. RZ-14-0492, rezoning request for 9.22 acres from B-2 to R-A, as shown on the map stamped "Received July 29, 2014," having been duly considered in a public hearing held on August 20, 2014 following advertised legal notice and notice posted on the property, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the *City of Dothan Zoning Ordinance*.



PLANNING COMMISSION
STAFF REPORT – AUGUST 14, 2014
MEETING DATE – AUGUST 20, 2014
CASE NUMBER: DP-14-0499
Case Manager: Dawn Wrinn, CAPZO

Summary of Information:

Project Name:	Child Daycare Center
Property Address:	107 Garland Street
Requested Action:	Development Plans
Applicant:	Juanita Bryant
Property Owner:	Dick's Rentals, LLC

Zoning/Land Use:

ACREAGE OF SITE	13,182 sq. ft.
NUMBER OF EXISTING LOTS	1
EXISTING LAND USE - SUBJECT	DAYCARE CENTER
EXISTING LAND USE - NORTH	COMMERCIAL
EXISTING LAND USE - SOUTH	RESIDENTIAL
EXISTING LAND USE - EAST	RESIDENTIAL
EXISTING LAND USE - WEST	L-I
ZONING DISTRICT - SUBJECT	L-I/R-1
ZONING DISTRICT - NORTH	L-I
ZONING DISTRICT - SOUTH	L-I/R-1
ZONING DISTRICT - EAST	R-1
ZONING DISTRICT - WEST	L-I
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	COMMERCIAL
SIGN HEIGHT LIMIT	30 FT. & 112 SQ. FT. AREA
BUFFERS	FENCING IN PLACE/TYPE 2 BUFFER REQUIRED

General Discussion: The applicant, Juanita Bryant, is requesting approval of development plans for a child daycare center at 107 Garland Street in an L-I, Light Industry, and R-1, Single-Family, zoning district. The applicant met with the Board of Zoning Adjustment on June 4, 2014, and received a special exception subject to obtaining Planning Commission approval of a site development plan within six months and a Certificate of Occupancy for the completed project within twelve months.

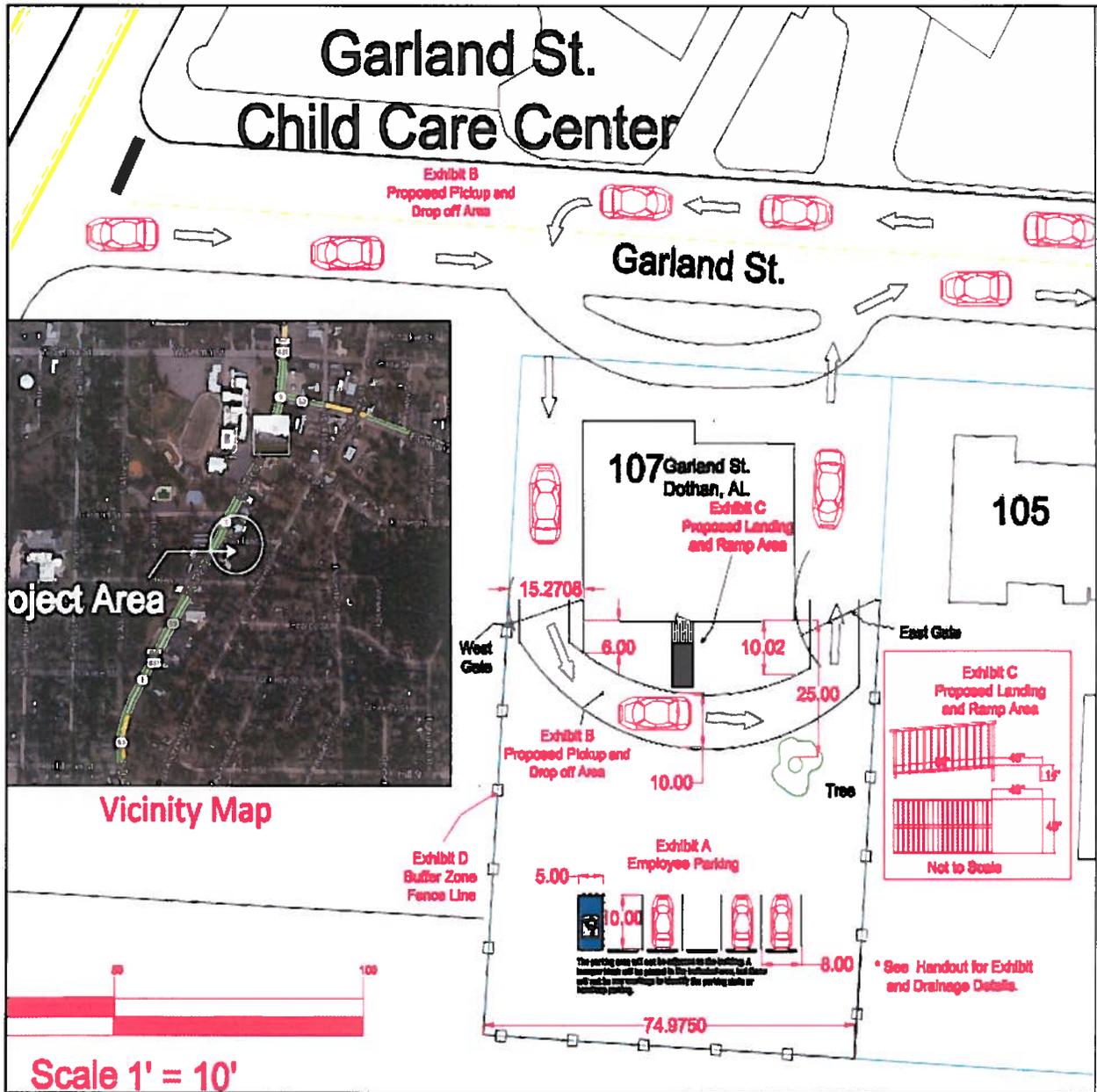
The property is located on the south side of Garland Street between South Oates and South Saint Andrews Streets. The property has a split zoning district as shown.



ZONING & VICINITY MAP



AERIAL VIEW

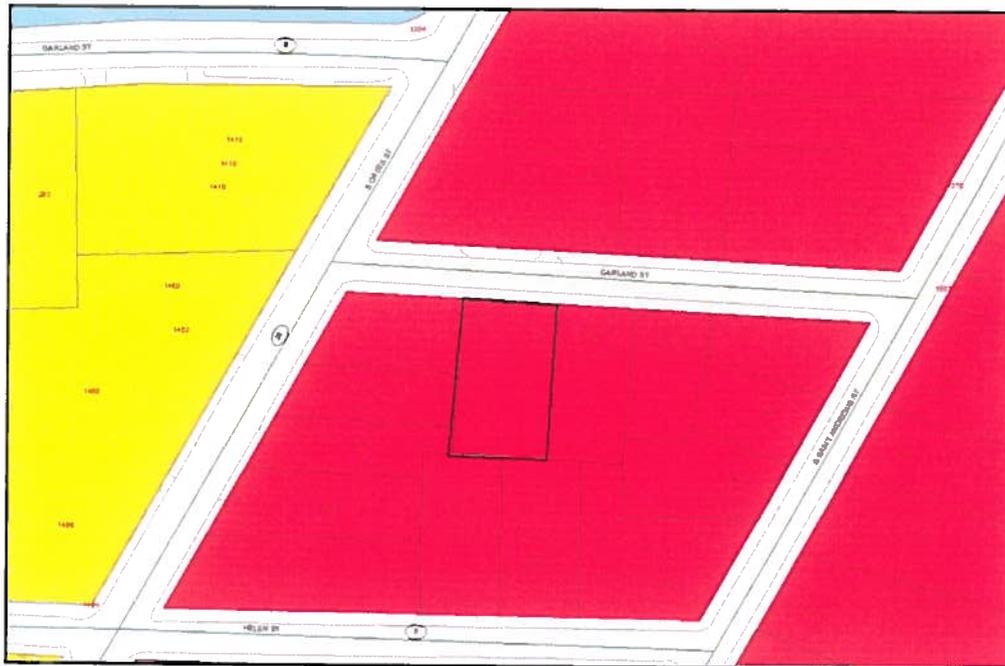


PROPOSED SITE PLAN

Land Use Impact on Vicinity: Existing land uses in the general vicinity are commercial and residential in nature. Adjacent residential uses will require mitigation of odors, vibrations, noise and lighting impacts. Also, any dumpster must be enclosed and screened on all four sides.

Land Use Compatibility/Land Use Plan: The use of the property for commercial purposes would make it compatible with the adopted Future Land Use Plan and Map.





FUTURE LAND USE MAP

Impact on the Environment: The proposed development is required to follow standard development and erosion control precautions to protect adjacent properties during development (see engineering comments).

Landscaping: There was no landscaping plan submitted as required by the zoning regulations (sec 114-76.A.2.a.25). A landscaping plan must be approved before any construction permits are issued by the Building Official's office.

Parking: Parking is to be provided and designed as follows: 1 space per employee plus 1 loading space per 10 children. Parking or loading spaces shall be located so that direct pedestrian access is provided into the facility without crossing streets or driveways. Queuing shall also be provided at a rate of 5 per service lane. No information has been provided on either the number of children or employees. Accordingly, it is not possible to determine compliance with these standards.

Parking areas must be a minimum of 10 feet behind the street right-of-way. The applicant is proposing parking at the rear of the property with circulation around the rear of the house. The existing circular driveway in front of the site is located within the street right-of-way and must be removed in order to provide the 10-foot wide area for the required landscaping adjacent to the road right-of-way.

114-182 Off-street Automobile parking and loading requirements E) (1) a., Construction and Maintenance, states "All commercial parking areas, vehicle maneuvering area and driveways shall be paved [emphasis added] with concrete, asphaltic concrete, asphalt, brick or interlocking paving blocks, or other durable and all-weather material acceptable to the Planning Commission." There does not appear to be any paving for the driveway queuing aisle or for any of the parking spaces in the rear yard (that should be designated for children's outdoor play

area). In addition, the designated Handicapped parking stall is not immediately adjacent to the building entrance nor does it have a solid travel surface to the entrance as required by ADA regulations. A city engineer who reviewed the proposed construction of the handicapped ramp indicated that it was too steep to be used for handicap accessibility.

Buffers: A Type 2, 25-foot wide buffer is required since the property is adjacent to residential zoning and use and none is shown on the plan.

Signage: No signage is shown. Any signage must comply with Article XII, Signs and Billboards, be reviewed, approved, and receive a permit from the Building Official's office before being erected.

Building Description: Not Applicable.

Impact on Travel

Traffic Engineer Comments - Robert A. Cox, PE:

Motorists ingressing this development shall enter from the east driveway off of Garland Street to allow the vehicle's passenger side to face the building. This is required for children's safety during pick-up and drop-offs.

Planning staff notes that the applicant's proposed circulation plan is opposite to the traffic engineer's recommendation.

Impact on Public Services and Facilities:

Engineering Comments - Mike Griggs, Engineer Assistant:

- We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25 and storm events unless site conditions dictate differently.
- An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit.

Utilities Comments:

The development is an existing building with existing water service. No new water services are shown on the plans.

Fire Marshal's Comments:

1. Knox Box required.
2. Fire hydrant required within 250 feet of the building. 100 'from the FDC if sprinkler system is required.

Staff Recommendation: Staff recommends that Case No. DP-14-0499, request for development plan approval for a child daycare center, at 107 Garland Street, L-I and R-1 zoning districts, as shown on the map stamped "Received July 30, 2014," having been duly considered in a public hearing held on August 20, 2014, following advertised legal notice and notice posted on the property, **be denied or, be continued** by the Planning Commission to the September 17, 2014 meeting, to afford the applicant an opportunity to meet with the appropriate city officials to address noted deficiencies and provide a revised plan that is in compliance with the *City of Dothan Zoning Ordinance*.