



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, September 21, 2016 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, September 19, 2016 at 3:30 p.m., in **Meeting room C, first 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 August 17, 2016 Meeting Minutes***
3. ***Disclosure of ex parte contact***

Old Business

None.

New Business

4. **RZ-16-0335:** Request recommendation for the Rezoning of 1.92 acres located at 1823 Montgomery Hwy., from an L-I District to a B-2 District, Sullivan Norton Properties, LLC represented by Northstar Engineering Services.
5. **DP-16-0336:** Request approval of Development Plans for a 12,300 square foot new commercial retail building located at 1823 Montgomery Hwy., L-I District, Sullivan Norton Properties represented by Northstar Engineering Services.
6. **DP-16-0337:** Request approval of Development Plans for a 72,454 Square Foot Assisted Living Facility located at the northeast corner of John D Odom Rd. and Lud's Way, B-2 District, Dothan Real Estate, LLC represented by Northstar Engineering Services.
7. **DP-16-0338:** Request approval of Development Plans for expanding the parking lot at 201 Regency Court, O-2 District, Wiregrass Wellness Center represented by Praestare Engineering.
8. **DP-16-0258:** Request for approval of an alternative parking surface at a commercial daycare facility located at 900 Irwin St., R-4 District, Ursula Eutsey.
9. **Zoning Amendment: Section 114-76(c) Architectural Design**

10. Consent Items: Minor Development Plans & Subdivision Plats

11. 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
AUGUST 17, 2016
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on **Wednesday, August 17, 2016, at 9:00 a.m.** in the City Commission Chambers, Dothan, Alabama.

Members Present:

Chairman George "Chuck" Harris
Vice Chairman Jerry Coleman
David Cornelius
Gayla White
Mickey Davis
Ron Tindall
Jim Freeland
John Taylor, Supernumerary

Members Absent:

Debora Pettway
David Brewer

Others Present: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Jonathan Lucas, Engineering Services; Craig Scurlock, Building Inspector; Mike Palmer, Supernumerary; Robert Cox, Traffic Engineer; and, Theresa Eddy, Secretary.

Chairman Harris explained that the Planning Commission does not rezone properties but rather recommends rezoning to the City Commission for approval. He suggested any group present designate a spokesperson to address any questions or concerns and state their name and address when addressing the Board. For the record, all meetings are recorded, and all cellular devices should be turned off or silenced.

1. Approval of Agenda

Chairman Harris asked Mr. Breaux if there were any changes to the agenda. Mr. Breaux affirmed there were no changes. ***Mr. Coleman made a motion to approve the agenda, Mr. Freeland seconded, and the motion passed unanimously.***

2. Approval of June 15, 2016 Meeting Minutes

Ms. White made a motion to approve the July 20, 2016 Meeting Minutes. Mr. Freeland seconded, and the motion passed unanimously.

3. Disclosure of ex parte contact
No disclosures were made.

Old Business

DPMA-16- 0251: Request approval of a Development Plan for a new 120,000 square foot medical facility at 2800 Ross Clark Cir., B-2 District, Hillen Realty Co., LLC represented by Praestare Engineering. Mr. Breaux directed everyone to the PowerPoint presentation of the property and pointed out the proposed new building, the bridge, and the additional parking. He said that the 120,000 sq. ft. building would be 5 levels, with the first level dedicated to parking. There would be a Type 5 buffer adjacent to the residential property to the east and a turn lane would also need to be extended on Fortner Street. He explained that site lacked 250 of the required 1,100 parking spaces and that the Board of Adjustment would need to grant a variance.

Mr. Robert Cox with Traffic Engineering then addressed the turn lane issue. He explained that the Traffic Engineering group assesses the requirements for left and right turn lanes. He explained that the Trip Generation Manual identifies building uses and gives a number of trips generated during the peak hour. He said that he specifically looked at the morning peak hour when patients and medical staff were coming in. The calculations showed that a right-turn lane would be required and that about 13% of cars going to this facility in the morning were going to use that right-turn lane. Chairman Harris questioned the number of people that would turn into that entrance versus the west entrance that turns into the front of the building. Ms. White sought more clarification since she also used the entrance closest to the traffic signal. Mr. Cox explained that the driveway in question was an exit only and that the existing signage wasn't adequate. He proposed gated "Do Not Enter" signs that would be high enough to see over vehicles that were queued at the traffic signal. Mr. Cornelius asked if there would be another entrance on Ross Clark Circle. Mr. Cox responded that yes, it would be a left in and right out. Mr. Cornelius wanted to know what number the 13% applied to. Mr. Cox explained the Trip Generation Manual and how he got to 13%. He also explained that 70 trips are the threshold according to City ordinance. His calculations showed 92 trips during peak hour making a right turn based on the volume of the street and speed limit. Mr. Cox also mentioned how the driveway and the taper needed to be extended so the cars aren't slowing in the westbound through lane.

Mr. Tindall asked if there was a way to anticipate the number of eastbound cars entering the main driveway in the morning peak and the afternoon peak. He also asked about the existing striping in the turn lanes. Mr. Cox explained that the driveway would not be moving and that the existing turn lane would simply be extended further to the east. He

pointed out that during peak time in the morning, most traffic is going into town and a small portion is going out of town, with a heavy eastbound movement and higher movement going towards the signal. Because of that, there would be more gaps in the westbound traffic flow and thus it would be easier for someone going eastbound and making a left turn into the development.

Mr. McDonald asked the commission to keep in mind that across the street behind Bojangle's, there were several development sites that weren't development yet. Ms. White asked if the requirement would be the same if there were two different developments involved on the same property that was not related. Mr. Cox responded that if additional traffic warranted improvements, the City would require whomever to make those improvements. Chairman Harris asked about the need for additional right-of-way on Fortner Street in the future. Mr. Cox said that at some point if the volume is sufficient, that may be considered. Chairman Harris stated that this would be a big improvement, not only for the developer but also for the City. Ms. White asked about the building to the east and whether or not the turn lane extension would affect their site. Mr. Cox said that there were very few trips generated from the small site and that any impacts would be minimal.

Mr. Tindall asked Mr. Breaux about the construction of the bridge and about who had jurisdiction over permitting. Mr. Breaux replied that there may be a multi-jurisdictional oversight by the State and Federal Governments and referred any questions about the structure itself to the engineer of record for the project. Mr. Tindall asked whether the City maintained the creek from the standpoint of flow, debris and brush removal, etc. Mr. Jonathan Lucas of the Engineering Department responded that if it's a public ditch, the city does and if it's private, the City does not. Chairman Harris asked if there were any more questions to the staff. No response.

Chairman Harris asked that the developer comes forward. Mr. Alan Parker with Praestare Engineering took the podium and stated that Sharon Sullivan with Eye Center South was also present for the owner of the building. Chairman Harris asked if he had heard all of the discussion and he responded, yes. Mr. Parker stated that it was obvious the two main issues were the parking requirements and the turn lane. He said that they would seek a variance to the number of required parking spaces from the BZA and asked that the turn lane requirement is removed. He stated that the existing situation at the intersection would be improved with the turn lane extension but pointed out that both his client and the City, in general, would benefit from the improvement. For that reason, he asked that the City consider sharing the cost of the turn lane extension. He requested that he be allowed to work with the City to come up with an agreeable solution. Chairman Harris felt that it was a very reasonable request. Vice Chairman Coleman asked

if Praestare had calculated the cost for this project. Mr. Parker responded that he did not have hard data on just the turn lane, but the total development for the project was an estimated \$50,000,000.00. Mr. Parker added that their company was aware of the FEMA and State requirements regarding the bridge's expansion and the flood plain. He assured the commission that the bridge would meet all of the requirements and blend with the architectural features of the building. Mr. McDonald asked Mr. Parker if his traffic consultant, Darryl Skipper, had studied the warrants on the turn lane. Mr. Parker responded that they were still looking into that and would have more information at the BZA meeting. They wanted to continue a dialogue with Traffic Engineering on this issue as well. **Chairman Harris asked for a motion on DPMA-16-0251 Health Center Tower, 2800 Ross Clark Circle. Ms. White made a motion to approve DPMA-16-0251 with the addition of item #6 that the developer work with Traffic Engineering on the turn lane, Vice Chairman Coleman seconded, and the motion passed unanimously.**

1. 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;
2. All comments relative to parking deficiencies must be satisfactorily addressed;
3. Resubmit the development plan incorporating all design changes;
4. All future correspondence or building permit plan submittal must make reference to Case DP-16-0251 and,
5. 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.
6. Developer to work with Engineering & Public Works Departments relative to the right hand turn lane requirement.

New Business

4. **RZ-16-0287: Request recommendation for Rezoning of a lot located at 223 E. Cottonwood Rd., from an R-4 District to a B-2 District, Richard Scott Rumley.** Mr. Breaux directed everyone to the PowerPoint presentation and explained that the property was a legally existing nonconforming commercial use in a residential district and that it had operated as a commercial nursery business for years. He pointed out that the property is located in a transitional area of commercial and residential uses. He also pointed out that the Future Land Use Map identifies this property as suitable for commercial uses. He said that the requested rezoning was consistent with the Future Land Use Plan and recommended approval. Mr. Scotty Rumley, the owner, addressed the commission. Chairman Harris asked if anyone had any questions regarding this application. No response. **Chairman Harris asked for a motion on RZ-16-0287 Rezoning of 223 E. Cottonwood Rd, from an R-4 District to a B-2 District. Mr. Freeland made a motion that case #RZ-16-0287 be referred to the Dothan City Commission for approval, Vice Chairman Coleman seconded and the motion passed unanimously.**

5. ***DP-16-0294: Request approval of a Development Plan for a new 2,600 square foot restaurant located directly east of and adjacent to 3801 Montgomery Hwy. (380902044005014.000/380902044005013.00), B-2 District, Panda Restaurant Group, Inc. represented by Ingenium Enterprises.*** Mr. Breaux directed everyone to the PowerPoint presentation, pointing out the subject property next to Zaxby's on Montgomery Highway. He stated that this was a unified building site and that the retention pond for both building pads was already constructed. He gave an overview of the project and said that the site required a Type 2 buffer on the south side adjacent to the adjoining residences. He recommended that the Type 2 buffer mirror that of the buffer behind Zaxby's due to this being a unified site, and pointed out that the Zaxby's buffer included a privacy fence. He addressed parking and vehicle queueing at the drive through, noting that some modification may be required. He also stated that some site signage would need to be modified to address changes to vehicular circulation. Mr. Arthur Hooks of Ingenium Enterprise, a representative for the owner, stepped to the podium, and Chairman Harris asked if he had any questions regarding the staff recommendations. Mr. Hooks responded that he was in agreement with the staff recommendations and that his company would work with the city to resolve any issues that may come up during development. Chairman Harris asked if anyone on the commission had any questions and there was no response. He then asked the audience if anyone had any questions. Mr. Ken Jinx, the owner of the property located behind the proposed development, addressed the commission. He wanted to know how many feet from the property line the Type 2 buffer and the fence would be placed. Mr. Breaux responded that the buffer would be 25 ft. wide and the fence would be offset because of some of the trees located there. Mr. Jinx expressed his concern with the location of the fence and the fact that the trees overhung his property line. Mr. Breaux stated that Mr. Jinx could discuss any tree issues with the developer but pointed out that the City discourages the removal of healthy trees in a required buffer. Chairman Harris stated that they were going to keep the fence line the same as Zaxby's and have it continue down the property line. He indicated that the developer would be happy to meet with Mr. Jinx regarding any issues and Mr. Jinx said that would be fine. Mr. Hooks responded that he would be happy to work with him on this. Chairman Harris asked if anyone else wished to address the commission. Ms. June Williams, 2804 Evans Drive, expressed her appreciation for the buffer behind Zaxby's but expressed concern for an issue she had during the construction of Zaxby's, namely construction crews working late into the night. Chairman Harris said since the site had already been cleared and the pond constructed, there shouldn't be much need for heavy equipment. Mr. Cook responded that his understanding was that there was a limitation on the times that work could be performed and that they would abide by any City requirement. Chairman Harris asked if anyone else had any questions. No response. ***Chairman Harris asked for a motion on***

case #DP-16-0294 for the development of Panda Express, 3801 Montgomery Highway. Mr. Freeland made a motion to approve case #DP-16-0294 with the 7 staff recommendations, Ms. White seconded, and it passed unanimously.

1. 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;
2. A Type 2 buffer shall be provided along the south property line per the requirements of Sec 114-242(A)(2);
3. A six (6) foot tall wooden privacy fence is installed consistent with the Zaxby's site;
4. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south;
5. Resubmit the development plan incorporating all design changes;
6. All future correspondence or building permit plan submittal must make reference to Case DP-16-0294 and,
7. 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.

6. *Consent Items: Minor Development Plans & Subdivision Plats*

7. *Discussion: Architectural Requirements*

Mr. Breaux gave an overview of the draft requirements and after some discussion, the commission agreed to proceed with formal action at its October meeting.

8. *Adjourn.*

Vice President Coleman made a motion to adjourn, Mr. Freeland seconded, and it passed unanimously. The meeting adjourned at 10:10 a.m.

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

George C. "Chuck" Harris Chairman

Kim Vann, Secretary

From: lbrookins@northstarengineering.com [mailto:lbrookins@northstarengineering.com]
Sent: Wednesday, August 31, 2016 8:39 AM
To: Breaux, Frank <fgbreaux@dothan.org>
Subject: RE: Sullivan Norton rezoning

Frank,

Please remove the Sullivan-Norton Properties rezoning request, for the property located at the intersection of Montgomery Hwy and Cherokee Avenue, from the planning commission agenda. If you should have any questions or need any additional information just let me know.

Thanks,

Larry W. Brookins II



2431 Hartford Hwy Dothan, Alabama 36305
(P)334.673.9895 (F)334.673.1846



Planning Commission
Meeting Date – September 21, 2016
CASE NUMBER: DP-16-0336
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	Sullivan Norton Properties, LLC
Property Location:	1823 Montgomery Highway
Requested Action:	Development Plan Approval
Applicant/Owner:	Sullivan Norton Properties, LLC

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	COMMERCIAL/VACANT
EXISTING LAND USE - NORTH	COMMERCIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	COMMERCIAL/RESIDENTIAL TOWNHOMES
ZONING DISTRICT - SUBJECT	L-I (LIGHT INDUSTRIAL)
ZONING DISTRICT - NORTH	L-I
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - EAST	L-I
ZONING DISTRICT - WEST	B-2 (HIGHWAY COMMERCIAL) & R-4 (RESIDENTIAL HIGH DENSITY ATTACHED)
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	COMMERCIAL & RESIDENTIAL SINGLE-FAMILY

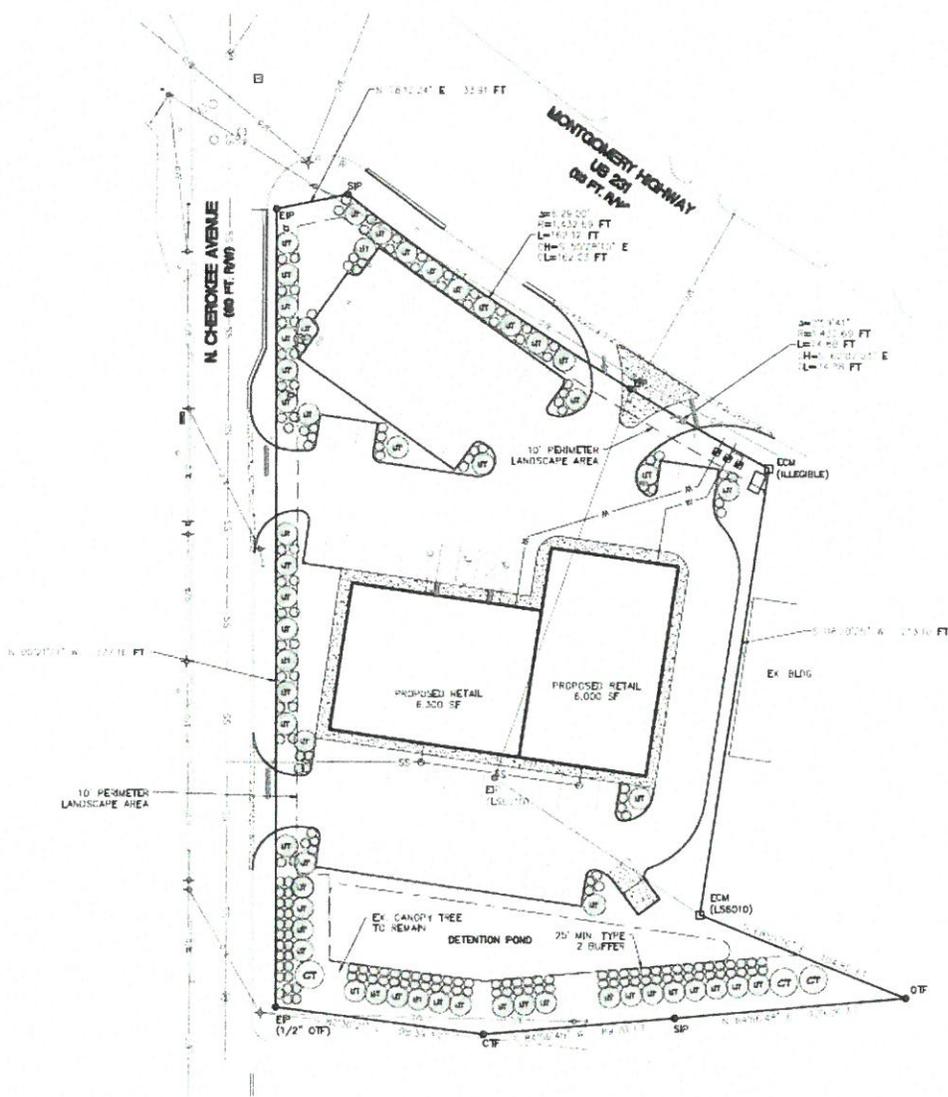
General Discussion: The 1.92 acre property is located at the southeast corner of Montgomery Highway and North Cherokee Avenue and is zoned L-I. The applicant is proposing to construct a 12,300 square foot multi-tenant commercial building. Retail uses are allowed by right in the L-I district.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The proposed use is compatible with surrounding commercial uses in the area. A Type 2 landscape buffer will be required along the south property line abutting residentially zoned property and along a portion of the west side adjacent to the R-4 zoned property across the street.

Land Use Compatibility/Land Use Plan: The Future Land Use Map indicates that this site is suitable for Commercial land uses. The proposed use is therefore consistent with the Future land Use Plan.

Impact on the Environment: The site is partially wooded and the majority of trees are proposed to be removed, including a number of mature protected hardwoods. Otherwise, there are no significant environmental impacts associated with the proposed construction.

Landscaping & Buffering:

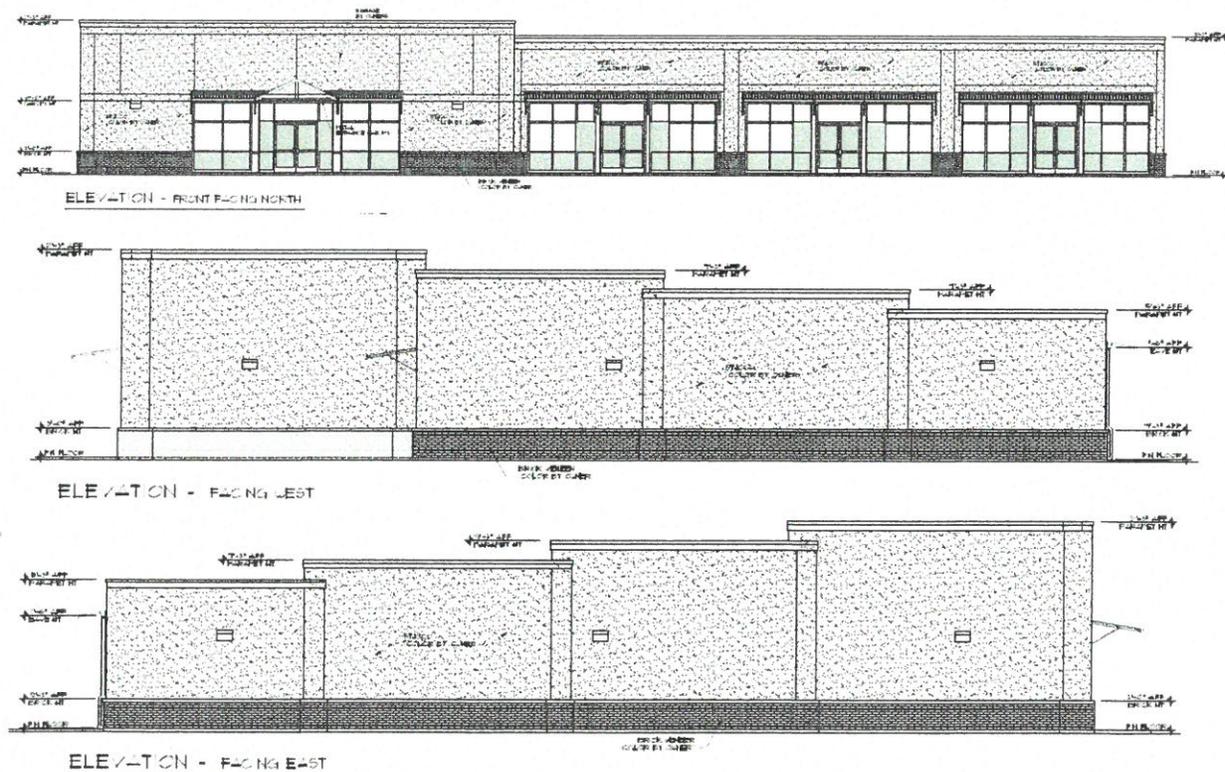
A Type 2 buffer is required, per Sec 114-242(A)(2), along the south side of the site adjacent to the neighboring single-family residences and along a portion of the west property line. The proposed plantings within the buffers and the overall landscaping plan meet all requirements of the zoning regulations.

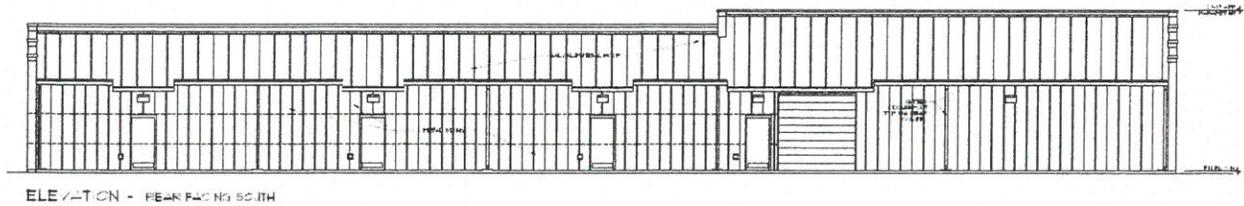
Parking:

Required parking for retail uses less than 50,000 square feet is 1 space per 200 square feet of gross floor area. The 12,300 square foot building therefore requires 62 spaces and 69 have been provided.

Building:

The building façade is proposed to have a stucco finish with a brick veneer on all sides except the rear. The rear elevation is bare metal siding.





Impact on Travel:

1. ALDOT will need to review and approve access off of Montgomery Highway. A copy of their permit application, for any work on Montgomery Highway's right-of-way, must be submitted to the City before a building permit is issued.
2. No turn lanes on N. Cherokee Avenue are required to access this development. The driveways on N. Cherokee Avenue shall have a minimum radii of 25' to accommodate delivery trucks.

Impact on Public Services and Facilities:

Engineering:

1. 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-year storm events unless site conditions dictate differently. Additionally, we will require documentation showing the 100- year storm event will not over top the proposed detention pond. A minimum 1% slope shall be provided in the bottom of the detention pond.
2. We will require documentation providing the average daily and peak sanitary sewer flows for this development. All documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor was derived.
3. We will require as-built drawings for all sanitary sewer and detention pond work. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
4. 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. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.
5. Montgomery Highway (U.S. Highway 231) is a state maintained highway which requires a permit for any work performed within its right-of-ways.
6. The following notes shall be added to the plan sets:

- a) The addressing display shall adhere to the City of Dothan address display requirements as described in the City's Code of Ordinance Section 114-185 and the City of Dothan's E-911 Addressing Standards and Guidelines.
 - b) Address numbers/characters must be three (3) inches in height, proportional in width, and contrasting color to the background attached.
 - c) One set of address numbers/characters, either on the structure or mailbox/sign/marker, must be retro reflective (must reflect light back to the source at night). Retroreflective numbers/characters must be displayed on the same side of the structure facing the addressed roadway or on both sides of a mailbox or sign/marker.
 - d) Business structures must have the address numbers/characters properly displayed before occupancy and/or use. When the building is substantially complete, the address is to be permanently displayed on the structure. The address MUST be permanently displayed before the Certificate of Occupancy or Business License is issued.
7. Provide a note on the construction plans stating that "All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit requirements. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval." This may be combined with or modified into the other erosion control notes.

Utilities:

1. The development plans are for a 12,300 square foot new commercial retail building located at 1823 Montgomery Hwy. The plans call for two 1-inch meters serving the two retail suites and a 1-inch irrigation meter. The 1-inch irrigation meter is required to have its own separate tap and cannot be teed off another service line. Depending on what type of businesses operate in the suites a certain type of backflow device may be required to be installed on the service lines. The taps will be made off of a 6" water main running along the north side of the property behind the curb along Montgomery Hwy.
2. The developer is required to determine any conflicts with existing water mains/services and proposed storm, sewer, other utilities, and entrance drives and get profile shots at these conflicts. Dothan Utilities requires a minimum of 3ft of cover on top of all water mains at all times. Dothan Utilities requires 24" horizontal separation and 12" vertical separation from other underground utilities. The developer shall get an elevation shot on the existing 6" water main at the entrance drives on the north side of the property to determine the depth of the water main.
3. The Fire Marshal will determine if the building is required to be sprinkled. If the building is to be sprinkled a fire line tap and valve will be installed by Dothan Utilities after the appropriate fees have been paid. If the tap is made in the R.O.W of Montgomery Hwy an

ALDOT permit will be required. A double check detector backflow device will be required on the fire line.

Fire Marshal:

1. Knox box required.
2. Two fire hydrants required. One within 225 feet of the building with the second spaced 450 feet from the first. This can be reduced to one fire hydrant within 100 feet of the FDC if sprinkled.

Staff Recommendation:

Staff recommends that Case No. DP-16-0336, request for development plan approval, as shown on the revised plan stamped "Received August 30, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. 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;
2. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south and west;
3. Resubmit the development plan incorporating all design changes;
4. All future correspondence or building permit plan submittal must make reference to Case DP-16-0336 and,
5. 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
Meeting Date – September 21, 2016
CASE NUMBER: DP-16-0337
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	Brookins Elderserve Assisted Living Facility
Property Location:	NE Corner of John D. Odom Road & Luds Way
Requested Action:	Development Plan Approval
Applicant/Owner:	Dothan Real Estate, LLC

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	COMMERCIAL
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - NORTH	B-2
ZONING DISTRICT - SOUTH	B-2
ZONING DISTRICT - EAST	B-2
ZONING DISTRICT - WEST	R-1 (LOW DENSITY SINGLE-FAMILY)
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	RESIDENTIAL SINGLE-FAMILY

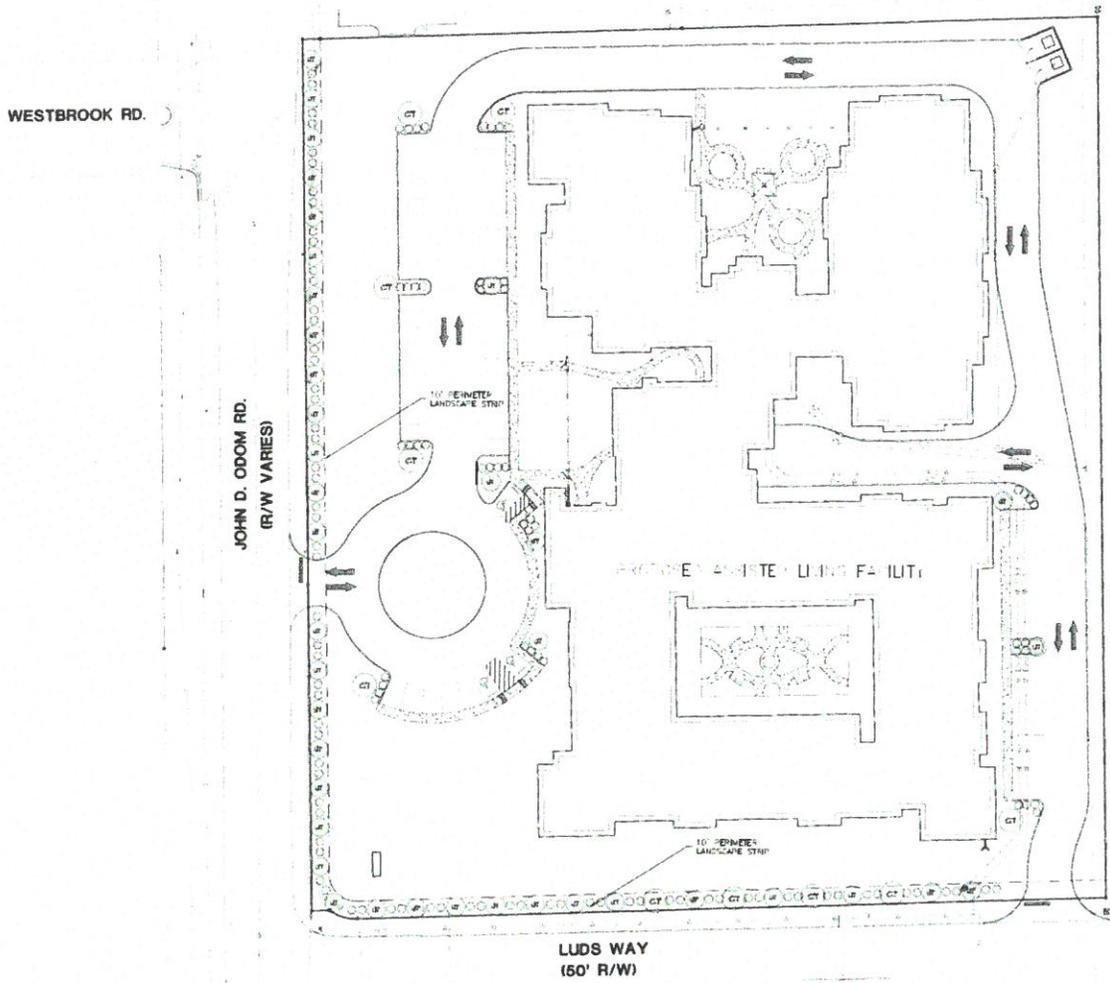
General Discussion: The property is located on the northeast corner of John D. Odom Road and Luds Way and is zoned B-2. The proposal is for the construction of a 72,454 square foot, 70 bed assisted living facility (ALF) on the 4.98 acres site. The use is allowed by right within the B-2 district.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The proposed assisted living facility use is compatible with surrounding commercial uses in the area. While the property is located across the street from the Westbrook Subdivision, there should be no negative impacts on the lots abutting John D. Odom Road. (See Traffic comments).

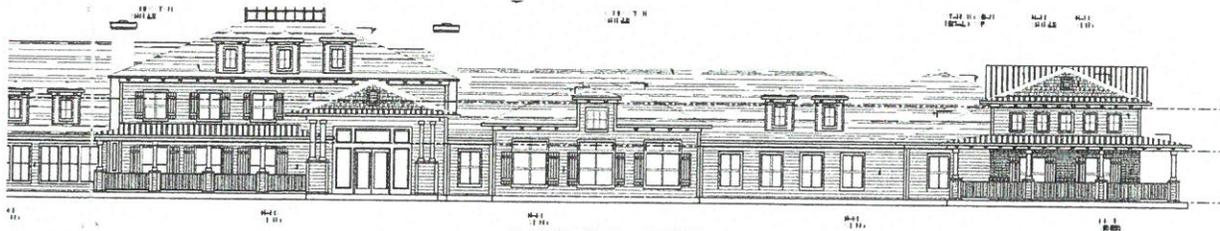
Land Use Compatibility/Land Use Plan: The Future Land Use Map indicates that this site is suitable for Commercial land uses. The proposed assisted living facility use is therefore consistent with the Future land Use Plan.

Impact on the Environment: The site is cleared, level and there are no anticipated environmental impacts associated with the proposed use.

Landscaping & Buffering: There are no buffers required for the proposed use and the landscaping plan satisfies all requirements of the zoning regulations. (See Utility comments 11 & 12).

Parking: Parking for an assisted living facility is calculated as 1 space for every 4 beds plus 1 space per employee. With 70 beds and 20 employees, the requirement is 38 parking spaces. The plan provides for 62 spaces and is therefore in compliance.

Building: The proposed building is 2 stories in height and features an exterior finish that combines brick veneer with fiber board cement siding. The roof is proposed to be metal.



Typical Elevation

Impact on Travel: The City will not approve full access off of John D. Odom Road for the following reasons. First, northbound left turning traffic into Westbrook Subdivision will conflict with southbound left turning traffic entering this development (see diagram below). Second, with a 24' wide circular parking area being so close to John D. Odom Road, motorist entering the parking lot will quickly need to make a left or right turn. We see this as being very confusing for motorist and thus a safety issue.



The driveway on Luds Way shall have a minimum radii of 25' to accommodate delivery trucks.

Impact on Public Services and Facilities:

Engineering:

1. The stormwater detention pond was previously constructed during the development of Flowers Medical Park Subdivision, in which this lot resides. The curve number (CN) for the area, where this lot is located within this subdivision is 86. If the CN for this lot is greater than 86, the CN on other lots within this area, in the subdivision, must be reduced to balance the overall CN. We will require documentation providing the CN, total impervious area, and total pervious area for this development.
2. It is the owner's responsibility to verify the location and elevation for the sanitary sewer tie-in. If there is a dumpster drain it must be connected to the sanitary sewer and be covered and graded so that not stormwater enters the drain
3. We will require documentation providing the average daily and peak sanitary sewer flows for this development. All documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor were derived.
4. The gravity grease interceptor for this development shall meet the City of Dothan standards. The gravity grease interceptor must be purchased from a City of Dothan approved GGI manufacturer and installed to the city's installation specifications. Contact the FOG program coordinator at 334-615-4458 for approved manufacturers, installation specifications, and any additional questions regarding gravity grease interceptors.
5. 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. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.
6. The following notes shall be added to the plan sets:
 - a) The addressing display shall adhere to the City of Dothan address display requirements as described in the City's Code of Ordinance Section 114-185 and the City of Dothan's E-911 Addressing Standards and Guidelines.
 - b) Address numbers/characters must be three (3) inches in height, proportional in width, and contrasting color to the background attached.
 - c) One set of address numbers/characters, either on the structure or mailbox/sign/marker, must be retro reflective (must reflect light back to the source at night). Retroreflective numbers/characters must be displayed on the same side of the structure facing the addressed roadway or on both sides of a mailbox or sign/marker.
 - d) Business structures must have the address numbers/characters properly displayed before occupancy and/or use. When the building is substantially complete, the

address is to be permanently displayed on the structure. The address MUST be permanently displayed before the Certificate of Occupancy or Business License is issued.

7. Provide a note on the construction plans stating that "All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit requirements. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval." This may be combined with or modified into the other erosion control notes.

Utilities:

1. There is an existing 14" water main located in the street of John D Odom Road.
2. There is an existing 6" water main located in the development side right of way of Luds Way.
3. There is an existing 20" water main located in an easement on the development side of Luds Way.
4. The construction plans shall reflect all of the existing water mains.
5. The developer shall obtain an elevation shot on the top of the existing 6" and 20" water mains at the proposed entrance drive on Luds Way and at any proposed storm, sewer, utility or elevation changes over the existing water mains.
6. The plans reflect an existing 6" stub out to the proposed development property off Luds Way to be used as a fire line supply. Dothan Utilities drawings do not show an existing 6" stub out. The developer will be required to pay the cost of a 6" tap/valve if the stub out is not found.
7. The fire line will require the installation of a double check detector backflow device.
8. The domestic service will require the installation of an above ground RPZ backflow device.
9. All proposed water services for the development will require a separate tap and shall be reflected on the construction plans.
10. The required meter size for all services shall be determined by Dothan Utilities after review of the construction plans and the required water load data information.
11. The plans show extensive plantings just inside the property line off Luds Way.
12. There shall be no plantings over the existing or proposed water mains and water services.
13. Additional space shall be clear for the installation of the required backflow devices.

Fire Marshall:

1. Two fire hydrants required. One within 100 feet of the FDC which is to be located on the front of the building. Contact the Fire Marshal's office for placement of second fire hydrant.

Staff Recommendation:

Staff recommends that Case No. DP-16-0337, request for development plan approval, as shown on the plan stamped "Received August 12, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. 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;
2. All landscaping/utility conflicts are addressed to the satisfaction of Staff;
3. All site access and circulation issues are addressed to the satisfaction of the Public Works Director;
4. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the west;
5. Resubmit the development plan incorporating all design changes;
6. All future correspondence or building permit plan submittal must make reference to Case DP-16-0337 and,
7. 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
Meeting Date – September 21, 2016
CASE NUMBER: DP-16-0338
Case Manager: Frank G. Breaux, AICP

Project Name:	WWC Parking Lot
Property Address:	201 Regency Court
Requested Action:	Development Plan Approval
Applicant:	Wiregrass Wellness Center
Property Owner:	Wiregrass Wellness Center

Zoning/Land Use:

ACREAGE OF SITE	1.06
EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	OFFICE PARK
EXISTING LAND USE - SOUTH	SINGLE-FAMILY
EXISTING LAND USE - EAST	OFFICE PARK
EXISTING LAND USE - WEST	SINGLE-FAMILY
ZONING DISTRICT - SUBJECT	O-2 (OFFICE PARK)
ZONING DISTRICT - NORTH	O-2
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - EAST	O-2
ZONING DISTRICT - WEST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - NORTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	RESIDENTIAL SINGLE-FAMILY

The applicant is requesting development plan approval in order to construct additional parking for the existing medical office facility located at 201 Regency court. The property is located within the Belmont Office Park and is zoned O-2.

Staff has reviewed the request and reports the following findings of fact:

- a. The site is adjacent to single-family residences to the west and south.
- b. The new parking facility can be made compatible with surrounding development with proper buffering and landscaping.
- c. A Type 2 buffer is required on the west and south sides of the proposed parking lot adjacent to the single-family residences that back up to the site.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The existing Wiregrass Wellness Center parking lot is insufficient to serve the number of clients visiting the site and there have been ongoing complaints from adjoining businesses since their opening. The driveway leading to the parking lot behind the building is also undersized, making two-way travel impossible. This new parking facility will correct these deficiencies. When properly landscaped and buffered, the addition of the parking lot to the site should have no negative impact on the nearby residential properties.

Land Use Compatibility/Land Use Plan: The Future Land Use Map (FLUM) identifies the subject parcel as suitable for single-family residential uses. While inconsistent with the FLUM, the lot is part of the Belmont Office Park commercial plat and the office park has existed since it was platted in 1995.

Impact on the Environment:

There are no apparent environmental constraints that would affect the proposed development and the property is not located within any special flood hazard area. The required Type 2 buffer is proposed to remain in its natural state.

Parking:

There are 24 existing parking spaces on the medical office property and the new lot would add 31 spaces for a total of 55. As designed, the parking layout and circulation plan are in keeping with the requirements of the zoning regulations.

Landscaping & Buffering:

Section 114-238(G) requires a 10 foot wide strip of landscaping along all street frontages but no detailed landscaping plan has been provided. Plantings within the parking lot must comport to the requirements of Section 114-238(H). A detailed landscaping plan must be provided identifying all plant materials, plant numbers, sizes, etc. and a method of irrigation. A Type II buffer is required per Sec 114-242(2) along the west and south sides of the site as previously mentioned. The buffer is proposed to remain in its natural state. However, should any clearing of the natural buffer occur or if any of the vegetation becomes diseased, replacement materials must be installed and maintained in good health.

Impact on Travel: No comments.

Impact on Public Services and Facilities:

Engineering:

1. 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- year storm events unless site conditions dictate differently. Additionally, we will require documentation showing the 100- year storm event will not over top the proposed detention pond. A minimum 1% slope shall be provided in the bottom of the detention pond.
2. The detention pond outlet structure shall be directed to an existing ditch or channel. Provide adjacent contours to show where the storm discharge will be. If there is no existing ditch or channel additional grading may be required so there is no adverse effects on the adjacent residential properties. Piping may be required to the nearest storm drain system. This may also be accomplished through an energy dissipater at the space discharge.
3. We will require as-built drawings for all detention pond work if required. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
4. 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. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during

construction. The permit (if required) and BMP shall be provided before approval for construction will be given.

5. Provide a note on the construction plans stating that all erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected minimum once per month and/or after all rain events of $\frac{3}{4}$ inch or greater. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval.

Utilities:

1. Developer shall protect the existing 3" water main in Regency Court and all existing water services.

Fire Marshall: No comments.

Staff Recommendation:

Staff recommends that Case No. DP-16-0338, request for development plan approval, as shown on the plan stamped "Received August 12, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The landscaping plan must be provided that meets the requirements of Section 114-238;
2. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south and west;
3. 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;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-16-0338 and,
6. 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.



CITY OF DOTHAN

Department of Planning and Development

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Todd L. McDonald, AICP, Director

MEMORANDUM

To: Planning Commission

From: Frank G. Breaux, AICP

A handwritten signature in blue ink, appearing to be "FB", is written over the name "Frank G. Breaux, AICP".

Date: August 31, 2016

Re: Request for alternative parking lot surface – Case DP-16-0258 –
God's Lil Angels Commercial Daycare, 900 Irwin Street, R-4 District,
Ursula Eutsey represented by Mr. Donnell Johnson.

On July 20, 2016 the Planning Commission approved a development plan for a commercial daycare at the subject location. Attached to this memo is a copy of the approval letter and the approved site plan. The applicant is now asking for approval to use crushed aggregate over a portion of the parking lot. Please find attached the letter of request and a plan showing the extent of the paved and graveled portions of the parking lot. Sec 114-182(E)(1) authorizes the Planning Commission to approve the use of an alternative all-weather parking surface.

If the Planning Commission elects to approve the request, the transition area of the parking lot should be designed so that adjacent parking spaces are wholly of one material or another and that the edge of the pavement portion is protected from deterioration with a flat ribbon curb or other method acceptable to the Public Works director.

DONNELL JOHNSON LLC

505. N. St. Andrews St. Dothan, AL

Date: August 19, 2016

Frank G. Breaux, AICP
Senior Planner
Planning & Development
Planning Division
Dothan, Alabama

Ref: God's Lil Angels
E. Selma St. & Irwin St.
Dothan, Al 36303

Owner: Pentecostal Deliverance Faith Temple #2
Ursula Eutsey
Dothan, Al 36303

Case No. DP - 16 - 0258

Dear Mr. Breaux or To Whom it may Concern

The Owner of the above reference project Case No. DP—16 --- 0258 is seeking a alternative parking surface. The referenced project has already been approved by the Planning Commission. Please find attached Drawing of proposed alterative parking surface.

Make it known that all site improvements, approved by the Planning Commission will and shall be has approved. Which includes but not limited to The Retention Pond, New Fencing around Retention Pond, all Curbing, Turn Outs to Right of Ways, All Parking and Vehicular Signage including Stop Bars. New Side Walk with Handicap Accessible Ramp, New Wood Entry Ramp, All Grading and Drainage will be as Approved, and the Parking Layout including but not limited to the 2 Handicap Accessible Parking and the 11 Parking Lanes. This total of 13 Parking Lanes will remain as approved.

The Alternative parking surface will begin 45' +/- from the Selma Street Property Line. This will enable the owner to provide the approved 2 handicap accessible parking spaces and five spaces on the approved parking surface.

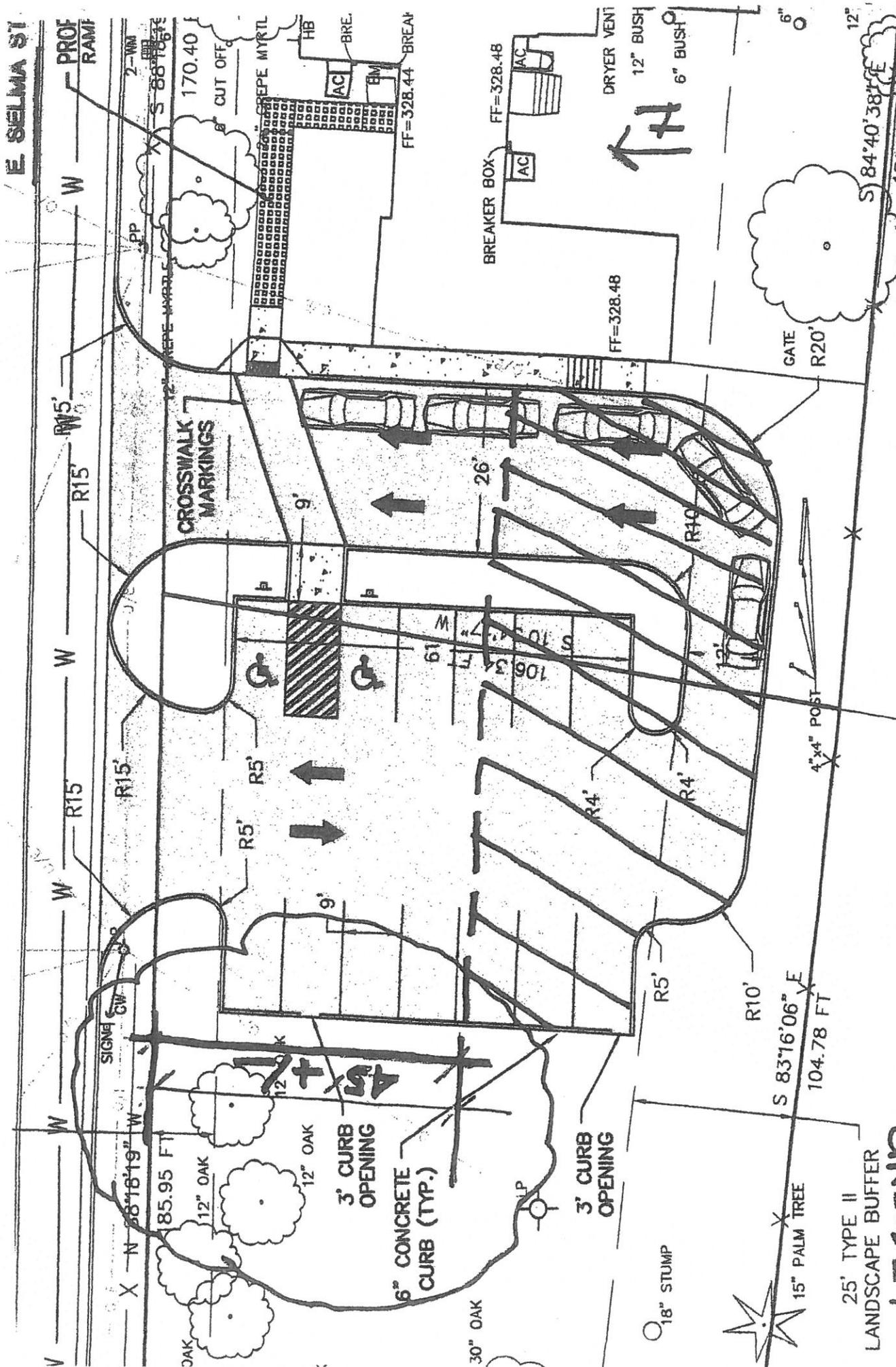
The alternative parking surface will provide parking for the remaining six vehicles. The total number of parking spaces will remain a total of 13 parking lanes as approved by the Planning Commission.

Once again please find attached drawing for alternative parking surface and construction detail for the alternative parking surface. **Please see Crushed Aggregate Section. (ALDOT 825-B)**

Thanks in Advance



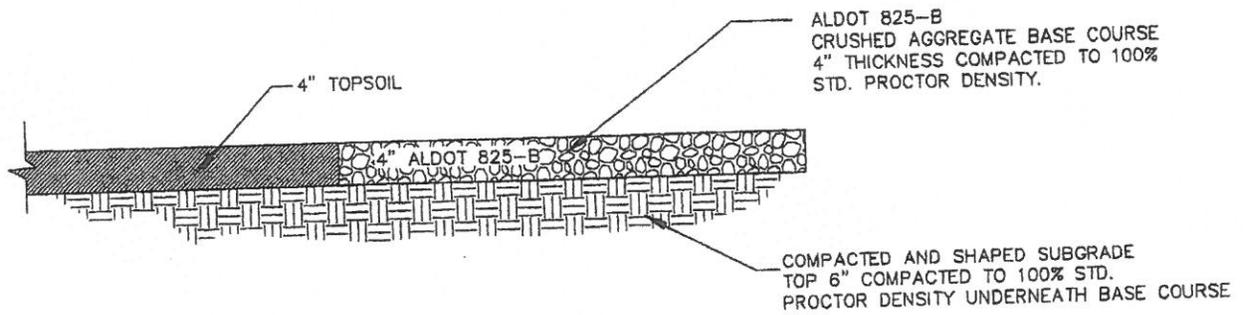
E SELMA ST



APPROVED PARKING SURFACE - 45 +/- FROM PERM LINE
 ALTERNATIVE PARKING SURFACE - CRUSH AGG STONE

LEGEND

- [Hatched Box] 25' TYPE II LANDSCAPE BUFFER
- [Solid Box] 18" STUMP
- [Hatched Box] 15" PALM TREE
- [Hatched Box] 12" OAK
- [Hatched Box] 30" OAK
- [Hatched Box] 3' CURB OPENING
- [Hatched Box] 6" CONCRETE CURB (TYP.)



CRUSHED AGGREGATE SECTION

NO SCALE



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Todd L. McDonald, AICP, Director

July 20, 2016

E. Lee Brown, PE
Northstar Engineering Services
2431 Hartford Highway
Dothan, AL 36305

RE: DP-16-0258 – Development Plan Approval for a Commercial Daycare, 900 Irwin Street, R-4 District, Ursula Eutsey.

Dear Mr. Brown,

At a public hearing on Wednesday, July 20, 2016, the Planning Commission approved the above referenced request with the following conditions:

1. 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;
2. A Type 2 buffer shall be provided along the south property line per the requirements of Sec 114-242(A)(2);
3. The stormwater ponds must be properly fenced if located in the outdoor play area;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-16-0258; and,
6. 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.

The applicant should consult the meeting minutes for additional information.

If you have any questions, please call the Planning and Development Office at 615-4410.

Sincerely,

A handwritten signature in black ink that reads "Todd L. McDonald".

Todd L. McDonald, AICP
Director

TMc/fgb

cc: Building Official

Date: August 19, 2016

Frank G. Breaux, AICP
Senior Planner
Planning & Development
Planning Division
Dothan, Alabama

Ref: God's Lil Angels
E. Selma St. & Irwin St.
Dothan, Al 36303

Owner: Pentecostal Deliverance Faith Temple #2
Ursula Eutsey
Dothan, Al 36303

Case No. DP - 16 - 0258

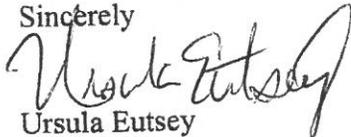
Dear Mr. Breaux or To Whom it may Concern

I The Owner of the above reference project **Case No. DP—16 --- 0258** has authorized Mr. Donnell Johnson to assist me with drafting a letter for a alternative parking surface. This alternative parking surface will enable me to cut cost considerably. And subsequently will allow me to move into my new facility as soon as possible.

Once again I have authorized Mr. Donnell Johnson to Assist me with writing this request. Please find attached letter from Mr. Donnell Johnson

Thanks in Advance for your cooperation

Sincerely



Ursula Eutsey
Owner

cc. Donnell Johnson
Lee Brown P.E.



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Todd L. McDonald, AICP, Director

MEMORANDUM

To: Planning Commission
From: Frank G. Breaux, AICP *FB*
Date: September 21, 2016
Re: Amendment to Zoning Ordinance – Sec 114-76(C) – Architectural Requirements.

On August 17, 2016, the Planning Commission reviewed and discussed the proposed architectural requirements and agreed to move forward with formal adoption. The requirements establish minimum standards for exterior building finishes and are intended to ensure high quality development throughout the City. The attached amendment is unchanged from what was reviewed in August and staff is recommending that the Planning Commission approve the amendment as written.

Sec. 114-76(C) – Architectural requirements.

1. **Purpose.** The purpose of this section is to establish minimum standards for exterior architecture of commercial, office, institutional, religious, industrial and warehouse buildings. These standards are intended to ensure a high quality of development, redevelopment and compatibility with evolving architectural or planning themes that contribute to a community image of quality, visual aesthetics, permanence and stability, which are in the best interest of the citizens of the city. These standards are intended to prevent use of building materials that are unsightly and contribute to depreciation of area property values or cause urban blight. These standards are further intended to enhance the appearance of building exteriors, additions and accessory structures in order to prevent visual disharmony, to minimize adverse impacts on adjacent properties from buildings which are or may become unsightly, and to discourage buildings that detract from the character and appearance of the area. It is not the intent of this section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use or site characteristics.
2. **Scope of regulations.** The provisions of this section are applicable to all properties within the City of Dothan with the exception of those located within the MH-1, MH-2 and H-I Districts; Further, this section applies to all nonresidential uses within A-C, R-1, R-2, R-3, R-4 and R-A zones that require special exception approval by the board of zoning adjustment.
 - a) The provisions of this section are applicable only to new development, and redevelopment of existing structures that will alter the existing facade area by fifty (50) percent or greater for the above referenced zones.
 - b) All proposed development or redevelopment within the Downtown Overlay District (DOD) shall conform to the historic character of downtown Dothan and the provisions of Article X of these regulations shall apply.
 - c) Developments located within any overlay district or a planned unit development shall be subject to specific site plan controls and all aspects of the proposed construction including architecture, signage, buffering, ingress/egress, and other considerations that merit inclusion in the approval process.
 - d) The provisions of this section shall not be varied.
3. **Architectural design standards.**
 - a) In O&I, O-2, O-3, B-1, B-2 and B-3 zones, rib-faced, lap seam, pre-finished metal wall panels, with or without exposed fasteners, are not permitted as exterior wall finish materials on front building facades. Further, the entire structure shall be required to meet the exterior wall finish requirements where the site abuts an R-1, R-2, R-3 or R-4 zone.
 - b) On proposed nonresidential structures within A-C, R-1, R-2, R-3, R-4 and R-A zones that require special exception approval by the board of zoning adjustment,

rib-faced, lap seam, pre-finished metal wall panels, with or without exposed fasteners, are not permitted as exterior wall finish materials.

4. Exterior wall finish requirements.

- a) Unless otherwise required by this section, all new structures and buildings, and all existing structures and buildings proposed to have facade area changes of fifty (50) percent or greater, and located within an A-C, R-1, R-2, R-3, R-4, R-A, O&I, O-2, O-3, B-1, B-2 and B-3 zoning district shall be erected and constructed so that one hundred (100) percent of the front facade and fifty (50) percent of side walls shall be constructed with any combination of the following approved materials: brick; exterior insulated finish system; stucco; glass; fiber cement board; wood (painted or stained); decorative masonry products (split faced, textured, glazed); stone (natural, synthetic); aluminum or vinyl lap siding; ornamental metal; or any other comparable or superior materials as approved by the planning commission.
- b) Unless otherwise required by this section, all new structures and buildings, and all existing structures and buildings proposed to have facade area changes of fifty (50) percent or greater, and located within a L-I zoning district on any portion of US Highway 84, US Highway 231 or US Highway 431, shall be erected and constructed so that one hundred (100) percent of the front facade and fifty (50) percent of side walls shall be constructed with any combination of the following approved materials: brick; exterior insulated finish system; stucco; glass; fiber cement board; wood (painted or stained); decorative masonry products (split faced, textured, glazed); stone (natural, synthetic); aluminum or vinyl lap siding; ornamental metal; or any other comparable or superior materials as approved by the planning commission. Otherwise, all structures and buildings erected and constructed within the L-I district shall be erected and constructed so that forty (40) percent of the area of exterior walls of structures facing streets or thoroughfares shall consist of any combination of the aforementioned approved materials.

5. Building design and orientation.

- a) Mechanical units shall be ground mounted when feasible. Roof mounted units shall be screened from view from public property.
- b) Building orientation shall be such that loading and service and loading areas do not face the street, except in the case of double frontage lots, where such areas may be located in a rear or side yard which faces the street. All loading and service areas shall be screened from view from off the premises.
- c) Outdoor storage areas, trash receptacles, utility equipment, mechanical units and similar appurtenances shall be located so as to minimize visibility from off the premises and shall be visually screened from view from public property. Trash receptacles shall be located within a four sided structure which completely

conceals the trash receptacle. The color and architecture of the structure shall be compatible with that of the building which it serves.