

# P&Z / BUILDING DEPARTMENT FEBRUARY 2016 MONTHLY REPORT

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## P&Z COMMISSION MEETING FEBRUARY 23, 2016

Present: P&Z Commissioners Sarah Murphy, Mike Menchinger, Steve Gulas, Derryll Anderson and Ken Collins. Absent: Debi Renfroe

Staff members present: Director of Community Development Brian Wismer, Senior Planner Julie Brown

Approval of **minutes** January 26, 2016 meeting. -Motion to **Approve**- Collins, Second Anderson. **Approved unanimously.**

### OLD BUSINESS

#### **The Shops @ Lafayette-139 N. Glynn St**

**Extension Request for Development Plan/ File #15-003** Commissioner Gulas recused himself. Motion to **Approve** with the following conditions:

1. Approval of 1 year Development Plan Extension request is contingent on the approval of the Special Exception request by the P&Z Commission on March 22, 2016.
2. Applicant must provide city staff with signed Storm water Maintenance Agreement prior to issuance of any building permits. -Motion Menchinger, Second Collins. **Approved unanimously.**

### NEW BUSINESS

#### **HEARTIS Senior Living- 936 W. Lanier Ave**

**Development Plans/Special Exception/Variance Request/File #16-002** Motion to **Approve** the Special Exception- Collins, Second Gulas. **Approved unanimously.** Motion to **Approve** Parking Variance with the condition that the applicant reserve space for 60 parking spaces that can be located in steep or flat land –Gulas, Second Collins. **Approved unanimously.** Motion to **Approve** Development Plans with the condition that the applicant must satisfy any additional outstanding requirements of City staff to meet all applicable codes and ordinances. –Menchinger, Second Anderson. **Approved unanimously.**

#### **Pine Circle- Parcel #053101029**

**Elevations/File 16-008** Motion to **Approve** with the following conditions:

1. The applicant shall use almond colored windows.

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**Pine Circle-** Parcel #053101029 (continued)

2. Shutter hardware shall be required where shutters are shown, must be working shutters correctly sized to ½ the size of the window. Shutters shall be the same color as the door.
3. Windows should have a minimum 4” border on all sides of the house.
4. Applicant shall submit a full set of construction plans to the building department for review and approval.
5. Applicant shall install shutters on side windows that would not have to be operable and without hardware. –Collins, Second Anderson. **Approved unanimously.**

**Arby's-** 170 N. Glynn St

**Revised Elevation/File #16-006** Motion to *Approve* with the following conditions:

1. Applicant shall submit a landscape plan to City Staff for review and approval.
2. At a minimum, the documented recommendations of the AAAC shall be implemented to bring the building closer to the look of a classic “one-part commercial” building type, with the consideration of the following:
  - a. All AAAC recommended paint schemes other than the Dragon Blood shall be used.
  - b. Applicant must carry the Rockwood Dark Brown Wainscot Band around the entire building at a height of three (3) foot. – Menchinger, Second Gulas. **Approved unanimously.**

## **STAFF REPORT**

**Maggie's Place-** 740 Highway 54 East

**Rezoning Request/File #16-005** Ms. Brown reported on the receipt of the application for Maggie's Place for Rezoning from R-22 to R-THC. Mr. Jeff Landrum gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments. The Commission expressed concerns about the proposed 40' lot widths and the need for reduced side yard setbacks. Also would like to see concept elevations that would more evenly distribute architectural features around the home.

**Racetrac Petroleum, Inc.**

**Rezoning Request/File #16-007** Ms. Brown reported on the receipt of the application for Racetrac Petroleum for Rezoning R-70 to C-3. Mr. Steve Romman gave an overview of the project. The P&Z Commission was given the opportunity to ask questions of the applicant and render comments.

**Julie Brown-MDP Project**

**Zoning Amendments/New Ordinance for adoption** Ms. Brown reported on an MDP Project she is working on and requested feedback from P&Z Commissioners before project is presented to City Council on March 3, 2016. The P&Z Commission was given the opportunity to ask questions and render comments.

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**ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

**FEBRUARY 11, 2016**

**AGENDA ITEMS:**

**Arby's - 170 North Glynn St.**

Revised Elevations-[Recommendations to P&Z, below.](#)

Colors:

White Stamped Brick-SW7005 /Pure White

Eifis Wainscot- SW2808 Rockwood Dark Brown

Canopy Accent Band-SW6869/Stop Red

3' Painted bottom Band- SW7024/Functional Gray

- All of the colors listed above are not historic colors

[To increase compatibility with the City's historic district architectural standards, the AAAC suggests that the Brick-Stamped Eifis treatment be applied around the whole building. Comparable Sherwin Williams and Benjamin Moore colors can be found in the American Heritage series and the Williamsburg series. The committee also makes the following historic color recommendations :](#)

- [White Stamped Brick- Sherwin Williams/SW7001 Marshmallow](#)
- [Canopy Accent Band- Benjamin Moore/CW 320 Dragon Blood](#)
- [3' Painted bottom Band- Sherwin Williams/SW7023 Requisite Gray](#)
- [Committee recommends continue 3' Eifis wainscot band around entire building in place of 3' painted bottom band \(SW7023 Requisite Gray ok for color\)](#)

**Pine Circle -Parcel #053101029**

Architectural Review/House Elevations-[APPROVED with conditions/Recommendations.](#)

Colors: **Lot 1**

Siding- SW0055-/Light French Gray

Board and Batten-SW2863/ Powder Blue

Trim-SW2833/ Roycroft Vellum

Front Door and Shutters-SW62/Tricorn Black

Stone- Centurion-Kentucky 2702615

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The AAAC is requiring the following improvements for Lot 1 as a condition:

- Almond Colored Windows
- Shutter hardware is required where shutters are shown, and must be working shutters and be correctly sized to ½ size the window. Shutters should be the same color as the door.
- Windows should have a minimum 4” border on all sides of the house

**Pine Circle** -Parcel #053101029 (continued)

Recommendations:

- The trim which was currently presented as Roycraft Vellum should be changed to Antique White. Change the door color to a Burgandy or Trim Color.

Parcel #053101029

Architectural Review/House Elevations

Colors: **Lot 2**

Siding- SW2845-/Bunglehouse Gray

Board and Batten-SW2849/ Westchester Gray

Trim-SW2833/ Roycraft Vellum

Front Door and Shutters-SW62/Tricorn Black

Stone- Centurion-Kentucky 2702615

The AAAC is requiring the following improvements for Lot 2 as a condition:

- Almond Colored Windows
- Shutter hardware is required where shutters are shown, and must be working shutters and be correctly sized to ½ size the window. Shutters should be the same color as the door.
- Windows should have a minimum 4” border on all sides of the house

Recommendations:

- The trim which was currently presented as Roycraft Vellum should be changed to Antique White. Change the door color to a Burgandy or Trim Color.



## P&Z / BUILDING DEPARTMENT FEBRUARY 2016 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
1st Q 2015	8.94%	6.00%	13.23%
2nd Q 2015	9.87%	3.00%	13.23%
3rd Q 2015	9.52%	6.00%	12.96%
4th Q 2015	8.00%	6.00%	12.96%

Overall Vacancy Rate = **8.94%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	February 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	0
Rezoning	0	0	0
Preliminary Plat	0	2	0
Site Development Plan	1	1	3
Elevation Plan	2	2	1
Variance	1	1	2
Special Exception	1	2	0
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances	0	0	0
Comprehensive Plan Text or Future Land Use Map Update	0	0	0
<b>Totals</b>	<b>5</b>	<b>8</b>	<b>6</b>



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**SUBDIVISION LOTS PERMIT STATUS 2000 - 2/29/2016**

<b>SUBDIVISION</b>	<b>DATE OF PLAT APPROVAL</b>	<b>NUMBER OF LOTS APPROVED</b>	<b>NUMBER OF LOTS PERMITTED</b>	<b>NUMBER OF LOTS LEFT</b>
Stonebriar West Phase II	March 1998	45	36	9
The Villages at Lafayette	January 2002	173	103	70
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	35	16
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	25	5
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	25	23
<b>TOTAL</b>	<b>TOTALS</b>	<b>956</b>	<b>832</b>	<b>124</b>

4 Single Family Permits issued in Logan Park