

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 26, 1997

Mr. Stone called the meeting to order at 7:30 P.M.

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Patrick Hansford; Mr. Richard Tompkins; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. James Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Administrator; Mr. Robert Berner, Legal Counsel.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 12, 1997, Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Centerville Storage Inns - Review of Architecture

Mr. Feverston reviewed the request from Centerville Storage Inns requesting approval of the architecture for four (4) additional mini-warehouse buildings located on the north side Thomas Paine Parkway at Bigger Road. The zoning on the property is Light Industrial, I-1. In September, 1997, a modification was approved to the site plan to allow the deletion of the proposed office building on the extreme eastern side of the property and add four (4) storage buildings in its place. A condition of the approval was that the architecture of the buildings must be reviewed and approved by the Planning Commission. Mr. Feverston stated that these buildings would have the same architecture as those currently on the site.

MOTION: Mr. Foland moved to approve the architecture for the four (4) additional buildings previously approved for Centerville Storage Inns as submitted. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

PUBLIC HEARINGS

Elliott, Richard and Nevin - Appeal of BAR Decision

Mr. Stone and Mr. Berner left the meeting at this time due to a possible conflict of interest.

Mr. Feverston stated that this was an Appeal of a decision rendered by the BAR concerning a variance request to permit the building at 60 South Main Street to be faced with vinyl siding. The BAR reviewed the request, found no hardship and, therefore, denied the request. The vinyl siding was, in fact, installed prior to any application being filed with the City.

One of the applicant's arguments is that the City has outdated information about the siding products. Mr. Feverston stated that he obtained information from the State Preservation Office as well as the National Trust for Historic Preservation which basically recommends vinyl siding not be permitted. The representative of the company that installed the siding was requested to submit information concerning the product used on the Elliott house. Contained in this information were locations specified where this particular product was used on historic buildings. These communities included Hickory and Pinehurst, North Carolina, and Franklin, Virginia, which were contacted by the City Planner. Since the use of the vinyl siding materials, the cities contacted have amended their standards to prohibit vinyl siding. This was not a result of this particular product, but of the feeling that moisture is trapped within the walls of the structure which creates more deterioration.

Mr. Feverston stated that artificial siding materials usually removes the treatment detail and features which loses the building historic character. This particular job on the house in question was a good job in terms of being sensitive to the detail in the structure. The Zoning Ordinance, however, does prohibit any siding on new or old construction located in the Architectural Preservation District (APD). Mr. Feverston stated that the particular building is a contributing building to the APD.

At the BAR meeting, the applicant submitted a list of structures within the APD that had vinyl or aluminum siding. Mr. Feverston stated that the Planning staff had reviewed that list and found that most were installed prior to the 1986 Zoning Ordinance and was permitted at that time.

Mr. Durham opened the public hearing.

Mr. Nevin Elliott, applicant, stated that he had surveyed the APD and found that 50% of the buildings have either aluminum or vinyl siding as a part of the building materials. He stated that the new apartment complex to the south of the APD on South Main Street was constructed primarily of vinyl siding. Older homes located in the Concept subdivision have vinyl siding, windows and garage doors. Contractors use vinyl for sewer lines, electrical lines, etc., and so many other uses that there is no explanation for not allowing it.

Mr. Richard Elliott, applicant, stated that if the vinyl siding was removed from his mother's house, there would be thousands of nail holes which would be a disaster to repair. He stated as lifelong residents of the City, they were not aware of the ordinance that prohibits vinyl siding. He stated that there are approximately 35 buildings in the APD that have aluminum or

vinyl siding. Mr. Elliott stated that his mother has lived in this house since 1951 and every other year it needs painting on some portion of the house. In good faith, she had vinyl siding installed to improve the appearance and comfort inside the home would be achieved from the additional insulation. He stated that vinyl is being used to improve existing buildings as well as in new construction. He stated that as residents of the APD, they were never asked to approve this ordinance and people residing outside the APD approved this ordinance. Mr. Elliott stated that since the house was red-tagged on June 27, 1997, his mother's health has declined. On June 30, 1997, the Elliott family met with Mr. Feverston and requested a variance. Mrs. Laura Elliott, the property owner, was depressed as a result of the situation. The red tag was placed on the home 3 weeks after the siding installation was in progress which at that time was almost complete. He stated that his mother has lived alone in the house since his father's death in 1991 and now on July 29, 1997, she was admitted to the hospital for a week and is now in skilled nursing care. Mr. Elliott stated that his belief that the disapproval of the variance placed undo stress on her and it lead to her illness. He requested that his 96-year old mother be allowed to live out the remainder of her life without this depressing situation hanging over her head. Mr. Elliott stated that if there ever was a hardship for granting a variance, this surely qualifies.

Mr. Bob Bowser, Lock Aluminum representing the contractor, stated that they were unaware of the vinyl siding material being prohibited and did not install it in defiance of the City ordinance. He stated that they did their best not to destroy the architectural character of the house. He stated that over 100 jobs have been done replacing old siding with vinyl siding and he has never seen the deterioration under the siding material as described by staff. He stated that deterioration is caused by the lack of ventilation which could occur with any type of siding whether it be vinyl or wood. He stated that the vinyl products have improved significantly over the past 6 years to resist breakage and fading. Mr. Bowser stated that he thought a compromise should be made to allow governments to inspect company products to be sure the siding materials for each specific property would blend well with the surrounding neighborhood. In that way, the City would have control over the districts that need to be historically preserved.

Mrs. Cindy Pushkar, owner of Cottage on Main, stated that the applicant was unaware of the restriction prohibiting vinyl siding. She stated that she was under the impression that the requirements of the APD were for businesses only and not residential properties. She stated that the installation of the siding did not alter the appearance of the home and it remains historically correct. She stated that she has been at her location at 50 South Main Street for 4 years and has had to

have painting done each year. Mrs. Pushkar stated that the Elliott's property is well-maintained and is certainly an asset to the community.

There being no other speakers, Mr. Durham closed the public hearing.

Mr. Foland stated that in review of the BAR's decision, he felt that decision should be affirmed. Further, he stated that the matter should be reviewed by Council as the appropriateness of vinyl siding being used in the APD.

Mr. Tompkins asked for clarification on the homeowner receiving a red tag on the premise.

Mr. Feverston stated that the Zoning Inspector had observed activity on the site such as scaffolding which appeared that painting was being done. After a couple of weeks, it was apparent that siding was being installed which was about two-thirds done and he attempted to contact the homeowner in person receiving no response at the door. No contractor was on site at that time, so a red tag was placed on the job to stop any further work. Mr. Feverston stated that a meeting did take with the applicants after the stop work order was placed and they requested a variance. Further, they asked if work on the house could continue and were told work would be at their own risk. He informed them that should the variance be denied, the siding would have to be removed and the wood siding restored.

Mr. Hansford stated that the issue is if the siding material should be permitted. He stated that the Ordinance states that it is a prohibited material and since Council has set this policy, the Planning Commission must uphold that policy. He stated that there are other options to vinyl siding. He stated that the Historical Society sponsored the "Building Doctor" which was a representative from the State Preservation Office. At that time, 10 buildings were visited in the community and not once was vinyl siding mentioned as a solution to peeling paint and restoration. Mr. Hansford felt that other solutions were available and should be sought.

Mr. Kostak stated that vinyl siding products were very good and the performance issues were very much in its favor. He stated that concerning the architectural aspect, there are a great deal of architectural accessories available that go with vinyl siding. He stated that those products should be reviewed, however, the Ordinance is clear that it is currently a prohibited material.

MOTION: Mr. Foland moved to affirm the BAR decision rendered August 5, 1997, concerning Application #A-97-47, to deny the use of vinyl siding. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston explained that the applicants did have the right to appeal this decision to Council.

NEW BUSINESS

Mr. Stone and Mr. Berner returned to the meeting at this time.

Yankee Trace, Sec. 13 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Yankee Trace, Sec. 13, located north of Social Row Road and east of Yankee Street. The zoning on the 6.14 acre parcel is R-1c, Single-Family Residential, on which 18 lots will be developed. Per the approval of the residential cluster development plan by the Planning Commission, the applicant has modified the plans to create a loop street rather than having a single cul-de-sac street. Direct access to the previous land-locked parcel was provided to the loop street.

Staff recommended to approve the Record Plan subject to the following conditions:

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
3. An earthen mound(s) shall be constructed within Reserve Area AF with the final design subject to approval by the City Engineer.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.

Mr. Feverston stated that although a representative was not available to attend the meeting, the conditions were reviewed with Great Traditions and there were no objections to them.

Mr. Foland stated that lots 246 through 248 appeared to be tight and ask if those lots would provide adequate room for development.

Mr. Feverston stated they will be tight, however, those lots will be developed with the "villas" style homes.

The members of Planning Commission agreed that vehicular access should be restricted with no access to Yankee Trace Drive from lots 243, 246, 247 and 248, and should provide mounding along the frontage to that street.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Yankee Trace, Sec. 13, to Council subject to the following conditions:

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
3. An earthen mound(s) shall be constructed within Reserve Area AF with the final design subject to approval by the City Engineer.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
5. In an agreement to be approved by the City Attorney, there will be no vehicular access for lots 243, 246, 247 and 248 to Yankee Trace Drive.
6. Lots 243, 246, 247 and 248 shall have mounding along the frontage to Yankee Trace Drive.

Mr. Foland seconded the motion. The motion was approved unanimously 7-0.

PRD Corporation - Planning Commission Special Approval

Mr. Hansford left the meeting at this time due to a possible conflict of interest.

Mr. Feverston reviewed the Special Approval application submitted by the PRD Corporation for property located at the rear of 232 North Main Street in the Architectural Preservation District (APD). The request is to construct a new 7,533 sq. ft. day care facility on the .822 acre parcel. The number of parking spaces required for this project is 42 spaces and the applicant has proposed 37 on-site and 5 off-site spaces. The off-site spaces would be located at 264 North Main Street which is property also owned by the applicant. The property is surrounded by residential apartment buildings to the north, single-family residential to the east and Benham's Grove to the south. This particular property is land-locked and providing access to it has been difficult. An access easement has been gained from the property at 232 North Main Street as well as additional access to Bradstreet Road from the applicant's property at 264 North Main Street. This access arrangement will allow the 5 off-site parking spaces to satisfy the minimum parking requirement. A dumpster will be shared between the day care and the building at 264 North Main Street. The building has been moved back 30 feet and reduced in size from a previous application to satisfy the parking requirement.

The Board of Architectural Review recommended approval of the Special Approval application subject to the following conditions:

1. A ten (10) foot parking and paving setback shall be maintained along the entire north and south property lines.
2. The roof structures of the proposed building shall be asphalt or fiberglass shingle and have a minimum of a 5/12 pitch to be architecturally compatible with surrounding buildings.
3. The fascia, frieze, cornice and other trim boards shall be sized to match the scale and proportion of the proposed building subject to approval by the Board of Architectural Review.
4. All building and roof colors and materials shall be subject to approval by the Board of Architectural Review.

5. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department. Specifically, the lighting plan shall include the types of fixtures to be used including those attached to the building, detailed specifications of each fixture, and a ground level light plot for the entire site. The type of bulb for any lantern type fixture shall be incandescent with an output no greater than 60 watts.
6. The entire north and east property line shall be screened subject to approval by the City Planner. Screening shall consist of a solid board fence having a height of 6 to 7 feet and a double-staggered row of evergreens that have a minimum planting height of 5 to 6 feet and spaced to provide a continuous screen. The south property line shall be screened in the same manner from the southeast corner of the property to the southeast corner of the building. The existing farm fence, if in fact is located on this property, shall be removed.
7. The final design, location and screening of the dumpster shall be subject to approval of the City Planning Department.
8. The evergreen trees required shall not be white pines, but be Norway Spruce or something comparable such as arborvitae.

Staff recommended approval of the Special Approval application subject to the additional conditions:

1. An access easement shall be recorded that guarantees the right of access through the property located at 264 North Main Street. The easement language and the manner in which it is recorded shall be subject to approval by the City Attorney.
2. A parking easement shall be recorded that guarantees the exclusive use of the five (5) proposed parking spaces situated south of the building at 264 North Main Street for the proposed day care to satisfy their minimum parking requirement. The easement language and the manner in which it is recorded shall be subject to approval by the City Attorney.
3. The asphalt ramp located at the main entrance to the building shall be tapered on both sides in a manner approved by the City Engineer.

4. The parking landscape island shall be truncated on the east end to accommodate the maneuvering of large trucks on this site subject to approval by the City Engineer.
5. A raised curb shall be constructed around the perimeter of all landscape islands within the parking lot. The use of railroad ties shall be prohibited.
6. The landscape islands located at the entrance to 264 North Main Street shall be expanded to a minimum width of 6 feet to provide minimum corner vision clearance and enhance internal vehicular circulation with the final design subject to approval by the City Engineer.
7. The final grading plan shall be subject to approval by the City Engineering Department.
8. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

Mr. Durham asked if the access easement would allow the appropriate number of parking spaces to be maintained for the existing building on the front portion of the property. He stated that he would not approve a site plan with an easement that would create a non-conforming standard for the existing building.

Mr. Foland asked if approving this plan would open up the possibility of requiring the existing property to need a parking variance when it is again occupied.

Mr. Feverston stated that the existing vacant building has lost its non-conformity in terms of parking lot setback and will be required to remove 10 feet of the pavement on the south property line. This, however, would still allow the 14 parking spaces required for an office use in the existing building. A parking variance would not be necessary. Mr. Feverston stated that should the ownership of the property change, an access easement could be changed to provide a different access circulation on the two properties which would benefit from joint parking.

Mr. Richard Pavlak, applicant, stated that he had been working with the City Engineer to eliminate any problems with detention and access easements for the site. He stated that he did not agree with the recommendation of the BAR to provide fencing as

well as evergreen plantings as the Zoning Ordinance does not require both. He stated plantings would not be possible on the north and south property lines should swales be located in those areas.

Mr. Hoffman stated plantings would be permitted in the swale areas as long as they did not reduce the detention capability.

Mr. Thomas Qually, 30-11 Bradstreet Road, stated that he felt evergreen plantings along the lot lines would provide noise abatement. He stated that the facility should be required to have its own dumpster rather than sharing it with the adjoining property. Mr. Qually was concerned that the access to Bradstreet Road has been changed from one-way to a two-way circulation which is too intense for the layout of the site.

Mr. Tim O'Brien, 60 Bradstreet Road, stated that the additional traffic in the neighborhood created by the proposed day care would be a detriment. He requested that a traffic study be done to determine exactly how their neighborhood would be affected. He stated that evergreens should be required to provide a noise barrier to the surrounding properties. Mr. O'Brien stated that he felt the applicant had a right to develop his property, but a day care use is too intense in terms of how it would affect the surrounding neighborhood.

Mr. Tim Trick, 50 Bradstreet Road, reiterated the comments of Mr. O'Brien. He asked why the properties that abut Benham's Grove have a 30 foot buffer zone and the day care is not required to do the same.

Mr. Feverston stated that the buffer zone was not a requirement, the City voluntarily provided the 30 foot setback to the adjoining property owners to Benham's Grove.

Mr. Trick challenged the width of the driveway onto Bradstreet Road stating that it should be a minimum of 24 feet rather than the proposed 20 feet.

Mr. Hoffman stated that 20 feet would provide adequate width for a two-way circulation.

Mr. Durham stated that it appeared on some of the pictures of the site that a ramp encroached into the driveway at the rear of the building at 264 North Main Street.

Mr. Pavlak stated that the ramp would not be in the 20 foot width of the driveway.

Mr. Feverston stated that the ramp may have to be removed to maintain a two-way circulation.

Mr. Trick stated that their concerns are the traffic, the access, the noise, lack of sidewalks to the site, and the need for a separate dumpster for the day care facility. He stated that the neighbors would like a provision that that fence be constructed so that the flat side of the fence faces the surrounding properties.

Mr. Feverston stated that the Zoning Ordinance allows flexibility in the standards for the driveway width to address circulation on the site. Sidewalks are not required as a part of this development as it has no frontage along the public right-of-way. In the case of a dumpster, the City encourages the use of shared facilities when possible.

Mr. Durham stated he remained concerned with the access to the site from Bradstreet Road, and the landscaping and fencing requirement made by the BAR might require removing more existing trees. He stated that he was not sure a double row of evergreen trees could be planted in the space along the north property line successfully.

Mr. Stone stated that the access to Bradstreet Road is currently in place and will be used. He stated his concern was the access not be obstructed in any way. He stated that he did not see a problem with the 20 foot driveway width since a 16 foot street width was originally considered for public streets in the Yankee Trace development. Mr. Stone felt that staff should be given flexibility so that the trees do not die out because they were required in a space that would not be suited for its growth.

Ms. Heidi Miller, 59 Bradstreet Road, was concerned should the corner property be sold, how the 5 off-site parking spaces would be maintained. She stated further that the site plan did not have any provision for delivery zones or 2 handicapped parking spaces. Ms. Miller was also concerned about how emergency equipment would protect the proposed building.

Mr. Feverston stated that the off-site parking easement would be transferred with the property. He stated if the project required 2 handicapped spaces, the area would allow room to expand those spaces to accommodate the requirement. The Fire Department reviewed the plan and is aware of the access to the property.

MOTION: Mr. Foland moved to approve the Special Approval application submitted by the PRD Corporation for the day care facility to be located at the rear of 232 North Main Street subject to the following conditions:

1. A ten (10) foot parking and paving setback shall be maintained along the entire north and south property lines.
2. The roof structures of the proposed building shall be asphalt or fiberglass shingle and have a minimum of a 5/12 pitch to be architecturally compatible with surrounding buildings.
3. The fascia, frieze, cornice and other trim boards shall be sized to match the scale and proportion of the proposed building subject to approval by the Board of Architectural Review.
4. All building and roof colors and materials shall be subject to approval by the Board of Architectural Review
5. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department. Specifically, the lighting plan shall include the types of fixtures to be used including those attached to the building, detailed specifications of each fixture, and a ground level light plot for the entire site. The type of bulb for any lantern type fixture shall be incandescent with an output no greater than 60 watts.
6. The overall landscaping, screening and fencing plans shall be subject to the approval of the City Planner. Further, the City Planner shall determine where the stockade fence shall terminate on the southern boundary. The density of the growth of Benham's Grove shall determine what is required in the amount of screening not to be simply place against the fence. The fence along the southern property line shall terminate in a place that maintains screening to the residential properties on Maple Avenue. The existing farm fence, if in fact is located on this property, shall be removed.
7. The final design, location and screening of the dumpster shall be subject to approval of the City Planning Department.
8. The evergreen trees required shall not be white pines, but be Norway Spruce or something comparable such as arborvitae.

9. An access easement shall be recorded that guarantees the right of access through the property located at 264 North Main Street. The easement language and the manner in which it is recorded shall be subject to approval by the City Attorney.
10. A parking easement shall be recorded that guarantees the exclusive use of the five (5) proposed parking spaces situated south of the building at 264 North Main Street for the proposed day care to satisfy their minimum parking requirement. The easement language and the manner in which it is recorded shall be subject to approval by the City Attorney.
11. The asphalt ramp located at the main entrance to the building shall be tapered on both sides in a manner approved by the City Engineer.
12. The parking landscape island shall be truncated on the east end to accommodate the maneuvering of large trucks on this site subject to approval by the City Engineer.
13. A raised curb shall be constructed around the perimeter of all landscape islands within the parking lot. The use of railroad ties shall be prohibited.
14. The landscape islands located at the entrance to 264 North Main Street shall be expanded to a minimum width of 6 feet to provide minimum corner vision clearance and enhance internal vehicular circulation with the final design subject to approval by the City Engineer.
15. The final grading plan shall be subject to approval by the City Engineering Department.
16. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
17. The access driveway from the property to Bradstreet Road shall be a minimum of 20 feet in width.
18. The fencing shall be turned with the finished or flat side facing the residential view.

Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Heart Hospital of DTO, LLC - Planning Commission Special Approval

Mr. Feverston reviewed the application submitted for the Heart Hospital of DTO, LLC, requesting approval of a new 85,000 square foot inpatient hospital to be located on the southwest corner of Wilmington Pike and Whipp Road. The zoning on the entire 21.449 acre parcel is Business Planned Development, B-PD. He stated that this property was the subject of a Major Use Special Approval application previously approved by the City. Most of the infrastructure required by the Major Use plan is in place as a result of the first phase of development. This application is simply a Planning Commission Special Approval for the site and is in accordance with the master plan. The two-story building is proposed to have a brick face with alternating bands of interspersed brown brick. A lower coursing level will be constructed of a concrete-type product that uses crushed limestone imbedded in it. The tower structure on the building will have a building height not to exceed the 45 foot requirement. The mechanicals on the building will be screened. The existing access points established in the master plan will be used for this development. Loading and delivery areas will be located on the south side of the building. There are 230 parking spaces proposed for this facility which more than satisfies the 170 space requirement. A driveway will be located directly against the 100 foot buffer zone on the west side of the property and will require some grading into that area to accommodate that driveway or provide some type of grade separation such as a retaining wall. There is an existing drainage swale that meanders in and out of the buffer zone that will require modification to accommodate stormwater runoff for this development. The approval of the master plan allowed for some minor grading to occur providing it be augmented by screening and plantings when that area is restored.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. Grading work or removal of vegetation within the 100 foot buffer strip shall be limited only to the area where regrading is necessary for stormwater drainage proposed and to match the grade for the proposed driveway situated behind the hospital and comply with plans approved by the City Planning and Engineering Departments. Additional evergreen landscape screening shall be planted in the buffer strip, where necessary, to meet the City Zoning Ordinance screening requirement. Detailed landscape plans for this screening shall be subject to approval by the Planning Department. A solid wooden privacy fence of a design approved by the Planning Department shall be required along the edge of the buffer strip.

2. The landscaping plan shall be submitted to provide low mounding, about 2.5 feet in height and low landscaping, where the parking lot is adjacent to Whipp Road subject to approval by the City Planner.
3. The final grading plan shall be subject to approval by the City Engineering Department.
4. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. A raised curb shall be installed at the perimeter of the parking area and surrounding all landscape islands subject to approval by the City Planner.
6. All walkways adjacent to parking stalls have a minimum width of 6.5 feet.
7. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
8. The final design and screening of a dumpster area shall be subject to approval of the City Planning Department.
9. The Planning Commission shall approve the architectural design of the proposed buildings to assure the materials, shape and architecture create a unified design on the premises and shall be visually compatible with the surrounding buildings.
10. The parapet wall or roof system shall have a sufficient height to mask and conceal the mechanical, HVAC, and other systems that may be attached to the roof subject to approval by the Planning Commission.
11. No sign shown on the plans shall be approved as a part of this application.
12. Deliveries of equipment and supplies by semi-tractor trailer trucks shall be restricted to the hours between 8:00 AM and 7:00 PM.

Mr. Ken Holmes, Director of Development for MedCath, and Mr. Wynn Searle, Director of Hospital Projects for MedCath, were present for the review of the project.

Mr. Searle stated that the conditions were reviewed and the only one which might be a problem is the time restriction for deliveries. He stated there might be a rare occurrence when an emergency delivery must be made at an hour other than those stated.

Mr. Foland asked where the heliport would be located for the project.

Mr. Searle stated that a heliport is not proposed for the project at this time.

Mr. Foland stated that vehicular noise from ambulances as they idle during emergency runs to the hospital would have to be addressed.

Mr. Searle stated that their other hospitals have approximately 20-30 emergency visits per day with 80% of those visits arriving by private vehicles. Ambulance traffic is very light, however, it could be addressed in educational training with the different ambulance services.

Mr. Durham asked what the grade difference is between the proposed building and the Fox Run Condominiums directly to the west.

Mr. Feverston stated that the grade would be about the same for both projects.

Mr. Durham stated that he felt the fence should not be required since the proposed building is a two-story building. He stated more intense landscaping should be required to screen the project from the existing condominiums. He stated that a retaining wall should be used rather than regrading the area within the buffer zone.

Mr. Searle agreed that the vegetation should be maintained with the construction of a retaining wall along with that area to be augmented with additional plantings. He stated that he felt the buffer was as important to their project as it will be to the neighbors.

Mr. Pluckebaum stated that perhaps the oxygen storage area should be screened as well as the dumpster areas.

Mr. Hansford stated that the dumpster location did not seem accessible. He questioned the need for 230 parking spaces as the Planning Commission desires to have the minimum amount of asphalt surface.

Mr. Searle stated that they like to ensure adequate amounts of parking so they usually go beyond the minimum parking requirement.

Mr. Hansford asked about the design of of covered drop-off area at the front entrance.

Mr. Searle stated that the final design was still being considered as many designs have been used.

Mr. Stone asked what type of materials are being proposed for approval.

Mr. Searle stated that when they do a project, they try to regionalize the project by using materials that have a character to the that area. He stated they have selected brick and a concrete limestone product for the building with a two-tone earth casting. The roof is a green metal standing seam on the canopy with a perforated green panel on the roof to screen the mechanicals.

Mr. Kostak asked that if the tower portion of the building serves no purpose, if the height could be reduced.

Mr. Searle stated it could be reduced because it is little oversized for the building.

Mr. Hansford stated that he did not have any objection to the size of the tower, the design or the proposed materials. He stated his concern was that the canopy at the front drop-off area should reflect the rest of the architecture. He stated he felt staff should be given direction to approve the front canopy to be larger than the canopy on Whipp road, but it be similar in construction and detail.

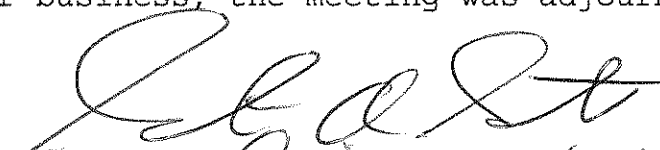
MOTION: Mr. Foland moved to approve the Special Approval application for the Heart Hospital of DTO, LLC, subject to the following conditions:

1. Grading work or removal of vegetation within the 100 foot buffer strip shall be limited only to the area where regrading is necessary for stormwater drainage purposes and to match the grade for the proposed driveway situated behind the hospital and comply with plans approved by the City Planning and Engineering Departments. Additional evergreen landscape screening shall be planted in the buffer strip, where necessary, to meet the City Zoning Ordinance screening requirement. Detailed landscape plans for this screening shall be subject to approval by the Planning Department. No existing trees will be disturbed when grading the areas on the west side of the site to which the applicant has agreed.

2. The landscaping plan shall be submitted to provide low mounding, about 2.5 feet in height and low landscaping, where the parking lot is adjacent to Whipp Road subject to approval by the City Planner.
3. The final grading plan shall be subject to approval by the City Engineering Department.
4. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. A raised curb shall be installed at the perimeter of the parking area and surrounding all landscape islands subject to approval by the City Planner.
6. All walkways adjacent to parking stalls have a minimum width of 6.5 feet.
7. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
8. The final design and screening of a dumpster area shall be subject to approval of the City Planning Department.
9. The canopy and final building design shall be subject to approval of the City Planner.
10. The parapet wall or roof system shall have a sufficient height to mask and conceal the mechanical, HVAC, and other systems that may be attached to the roof subject to approval by the Planning Commission.
11. No sign shown on the plans shall be approved as a part of this application.
12. Deliveries of equipment and supplies by semi-tractor trailer trucks shall be restricted to the hours between 8:00 AM and 7:00 PM with the exception of a rare occurrence of emergency deliveries of medical supplies.

Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.


J. Hansford 9/1/97