MEMORANDUM

Department of Planning & Inspections
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DATE: March 3, 2017

TO: Applicants to the Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, March 8, 2017

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, March 8, 2017 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, March 20, 2017.

Participation in the DAC meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission meeting.

Applicants: Please review the DRAFT Development Advisory Committee (D.A.C) Report provided for your project and be prepared to discuss any questions or concerns.

1) C-17-01 The Little People's Daycare at 118 Roosevelt Avenue - Review of a Conditional Use Site Plan application to permit a large family day care facility in an existing 1,080 S.F. building at 118 Roosevelt Avenue, to be known as The Little People's Day Care. The 0.33-acre subject site is located on the south side of Roosevelt Avenue east of South DuPont Highway. The property is zoned R-8 (One-Family Residence Zone). The owners of record are Waynenicka Johnson and Jessica D. Cooper. Property Address: 118 Roosevelt Avenue. Tax Parcel: ED05-077.18-02-840.00-000. Council District 2. *Potential Waiver Request: Elimination of Sidewalk*

2) S-17-05 MedCore Partners Physical Rehabilitation Hospital on McKee Road - Review of a Site Development Plan application to permit construction of a 42,000 S.F. in-patient physical rehabilitation hospital and associated site improvements. The 4.07-acre subject site is located on the west side of McKee Road north of College Road. The property is zoned IO (Institutional and Office Zone) and subject to the COZ (Corridor Overlay Zone). The owners of record are George J. Kays and John J. Kays and the equitable owner is MedCore Partners c/o Michael Graham. Property is an unaddressed parcel on McKee Road. Tax Parcel: ED05-067.00-01-33.00-000. Council District 1. *Waivers Requested: Consideration of Superior Urban Design, Reduction of Parking Requirement, Reduction of Loading Spaces, and Partial Elimination of Curbing. Potential Waiver Request: Consideration of Alternative Fence Material for Opaque Barrier. This property is the subject of Rezoning Application Z-16-07, recommended for approval by the Planning Commission on December 19, 2016 and approved by City Council on January 9, 2017.*

3) S-17-06 Secure Storage Revised Site Plan, Phases 2 & 3 - Review of a Site Development Plan application to permit construction of Phases 2 & 3 of a mini-storage facility consisting of 23 storage buildings, on a site already containing 14 storage buildings (Phase 1), for a total of 37 buildings. The new buildings total 92,400 S.F. Associated improvements including a boat and RV parking area and a second site entrance are also proposed. The 18.68-acre subject site is located on the north side of Lafferty Lane, east of South Bay Road. The property is zoned IPM (Industrial Park Manufacturing Zone). The project is subject to a *Performance Standards Review Application*. The owner of record is Secure Storage LLC. Property address: 640 Lafferty Lane. Tax Parcel: ED05-077.00-01-25.00-000. Council District 2. *Waivers to be Requested: Elimination of Sidewalks and Partial Elimination of Curbing. This property is the subject of Site Development Plan Application S-02-23, granted conditional approval by the Planning Commission on August 19, 2002 and granted administrative approval for a revision on April 25, 2005. The portion of the plan known as Phase 1 and one building from Phase 2 were constructed but the rest of the plan lapsed.*

4) S-17-02 Mitten Industrial Park at 141 Lafferty Lane (Revised 2/28/17) - Review of a Site Development Plan application to permit construction of a 9,600 S.F. building, equipment processing & storage area, and associated site improvements. The 40.09 acre+/- subject site is located on the east side of Lafferty Lane north of the Kings Cliffe Manufactured Home Park. The property is zoned IPM (Industrial Park Manufacturing Zone) and MH (Manufactured Housing Zone) and is partly subject to the AEOZ (Airport Environs Overlay Zone: Accident Potential Zone I and Noise Zone A). The project is subject to a *Performance Standards Review Application*. The owner of record is Matthew E. Mitten. Property Address: 141 Lafferty Lane. Tax Parcels: part of ED-05-077.00-01-26.00-000, ED-05-077.00-01-27.00-000, and part of ED-05-086.00-01-08.00-000. Council District 2. *Waivers Requested: Elimination of Curbing, Elimination of Sidewalk, Elimination of Opaque Barrier-Fence Component, Recognition of Woodland as Part of Opaque Barrier-Landscape Component. A Revised (Updated) plan submission was received on February 28, 2017; review of the application will continue with this Revised Plan.*

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: Waynenicka Johnson
Jessica D. Cooper
George J. Kays
John J. Kays
Michael Graham, MedCore Partners
William J. Johnson III, Becker Morgan Group Inc.
Chuck Spiegelman, McGinnis Commercial Real Estate Co.
Joseph Petrosky, Secure Storage LLC
Daniel Gordon, Becker Morgan Group Inc.
Gregory Moore, Becker Morgan Group Inc.
Mathew Mitten
Mike Cotten, Cotten Engineering
John Paradee, Baird, Mandalas, Brockstedt LLC