



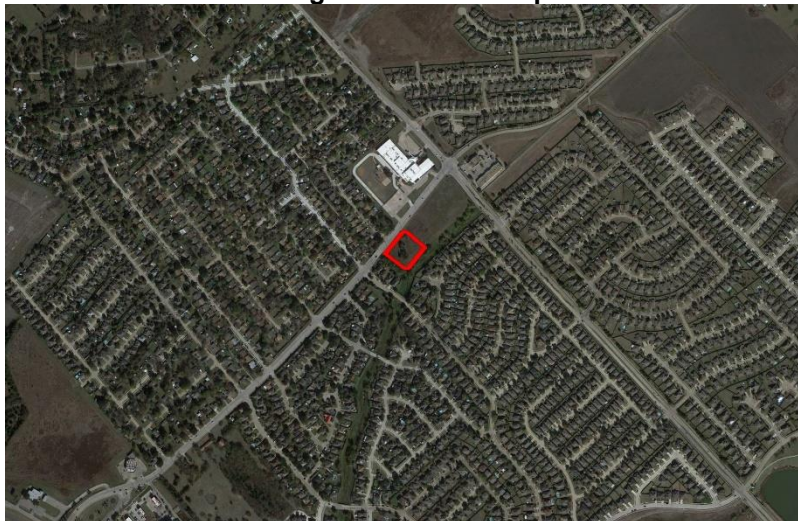
City Council Agenda Item Summary Report

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| Meeting Date: January 18, 2022 | | | |
| Submitted by: P. Morgan | | | |
| Consent X | Discussion Only | Public Hearing | Action/Discussion |
| Item Title: Consider approval of a site plan for Pinson Crossing Offices, located southeast of the intersection of Pinson Road and Ridgecrest Road. | | | |
| Attachments: Site Plan Building Elevation Plan Landscape Plan | | | |

Item Summary:

Kirkman Engineering, representing the property owner, requests approval of a site plan for Pinson Crossing Offices. The purpose of the request is to establish the site design for an office building.

Image 1: Location Map



Current Standards:

The 1.451-acre property is currently vacant and undeveloped. The property is zoned within the NS, Neighborhood Service District. The NS, Neighborhood Service district is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services.

Site Plan:

The site plan features three (3) single-story buildings. Two of these buildings are 4,640 square feet and one building is 3,800 square feet. The building elevation plan shows that stone, and stucco are the primary exterior construction materials. The site plan displays forty-four (44) parking spaces for customers.

Trees are provided along the street frontage. A tree survey confirmed that the correct species are being planted.

Accessibility:

The property has direct access to Pinson Road.

Future Requirements:

If approved, future development of the property will require approval of:

1. Preliminary Plat
2. Final Plat
3. Building Plans (staff approved)
4. Civil Plans (staff approved)

Recommendation:

On December 2, 2021, the Planning and Zoning Commission voted to recommend a conditional approval based on the following staff review comments needing to be addressed:

1. The tree survey must be updated to include the exact species of Oak, Elm and Cedar trees proposed.
2. Illumination shall not exceed an average of one (1) foot candle at ground level and shall distribute not more than 0.25-foot candles of light upon any adjacent residentially zoned area. A revised photometric plan must be submitted that meets this requirement.
3. Light poles shall be placed on the site a setback equal to its height from all adjacent residential property. A revised lighting plan will need to be submitted that meets this requirement.
4. The 6' masonry screening wall along the southern property line will need to be extended to screen the parking area.

The applicant revised the plans to comply with each of the above requirements.