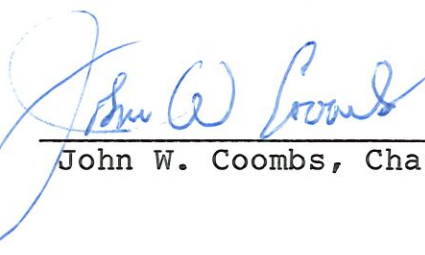


discussed and the recommended changes agreed upon. The ordinance (Ordinance No. 90-439) will be put back on the December 13 City Commission agenda for first reading.

The meeting adjourned at 6:55 PM.


Nancy W. Allen, Recording Secretary

/nwa


John W. Coombs, Chairman

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: January 7, 1991
Time: 6:30 P.M.
Place: City Hall

Present:

Sonny Ponder Jerry Garrett
Johnny Long Charles Moore
Bobbie Wilson Charlotte Morris
Jim Driver Grady McNeal
Billy Hitt

Absent:

John Coombs

Also Present:

Butch Duke
Pete Ragan
Bill Terry
David Wilson
Nancy Allen

The meeting was called to order by Vice-Chairman Sonny Ponder. Prayer was offered by Grady McNeal. Minutes of the December meeting were approved as submitted.

Item 1 (#1-91) consider the request of Butch Duke for Master Development Plan for a proposed real estate office building to be located at 126 Long Hollow Pike (next to Creative Hair Beauty Salon), Davidson County Tax Map 26-1, Parcel 133).

Slides of the area were presented by Terry. The property is zoned CPUD, which requires approval of a master plan prior to issuance of a building permit. Comments and requested changes from the staff review were:

1. Show existing sewer easements
2. Show location of water service
3. Parking not adequate; 15 spaces are needed, based on square footage of the building---14 are shown; however, the floor plan layout indicates many more offices. The offices will have to be restricted to coincide with number of parking spaces.
4. The ramp should be 12.5 feet from the east property line.
5. Need radii where ramp connects to pavement (15' radius of curb return).

6. Show ground coverage floor area and height of building.
7. Need more spot elevations behind building to insure proper drainage. There is a potential drainage problem along the west side of the building.
8. Install underground drainage pipe along entire frontage to avoid an open ditch.
9. Adjust building for more side yard clearance and to provide more open space between right-of-way and paved area and between the building and paved area for landscaping purposes.
10. Need a more detailed landscape plan which incorporates transitional screening along the rear property line and additional shade trees along frontage and side lines. Since the rear property line is common with a residential structure, the transitional screening area must be 25' wide and include evergreen trees and shrubs and perhaps a barrier fence subject to the discretion of the Planning Board. Additional plant materials between the building and parking lot would enhance the appearance and architecture. Terry conveyed this information to Duke by letter, along with two possible alternative designs, for changes and corrections to be made prior to the meeting.

Duke brought revised plans for Terry the day of the meeting which addressed many of those issues. However, neither the City Engineer nor members had seen the revised plans prior to the meeting.

Four items remaining to be addressed were:

- 1) Front setback
- 2) Landscaping in rear
- 3) Parking
- 4) Side yard setback

These were discussed separately:

1) The required front setback under CPUD is 60'. The proposed building is set back 70+ ft., but it is 20' in front of the existing building on the adjacent lot. A more even front setback alignment would be aesthetically preferable, but moving the building back would require removing the rear parking and adding more in the front. In view of parking requirements, this may not be possible. Also, consideration was given to the fact that future development for that area will be under the CPUD front setback requirement of 60', and an irregular pattern will probably exist.

2) A 25' landscaping screen is required across the rear. They propose a 10' screening, with a 6' redwood fence and a row of white pines on the office side of the fence. A 25' screen would not leave room for the rear parking. They asked for a 15' variance.

3) Parking. The revised plan shows 24 parking spaces. Using the CPUD parking formula based on square footage of the building, only 15 spaces are required; however, the design and layout of the building with 36 offices would generate more traffic; therefore, more parking should be required. Duke explained that a small office space is provided for every sales person, but everyone is never there at the same time, as sales meetings are held elsewhere.

He feels the parking provided is adequate. With that consideration, the parking was approved, but only as long as the building is used for a real estate sales office.

4) Side yard setback is shown as 10'. CPUD requirement for exterior property line is 30'. Terry said that since this is an individual lot and not the usual PUD project, it may carry a different interpretation, and a 10' or 15' side yard setback would be adequate for the size of the building. Also, the narrow lot would make 30' setbacks unequitable. It was agreed that a 20' variance is justified.

The 24' wide entrance was discussed; it was agreed this is too narrow; widening to 25' or 26' was suggested. A 12-1/2' offset is required from each property line, but everyone agreed this should be wider. This is a state highway, and cuts are figured in 5' increments, therefore the increase would be to either 25' or 30'. 25' is not wide enough, so 30' was agreed upon. This will cause the loss of one parking space, but they felt it would be better to go with a wider ingress/egress.

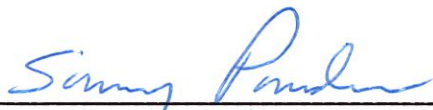
Location of the dumpster was discussed and the right rear corner was agreed upon, to be screened with a fence.

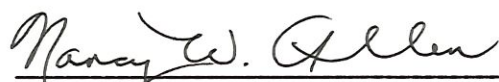
The Board requested that the proposed siding at the rear of the building be changed to brick; also to provide false dormers for a break in the rear roof line. These changes were requested for the appearance from East Cedar Street.

Approval of a sign was deferred until plans are presented.

On a motion by Driver, seconded by Garrett, the Master Plan was approved subject to final approval of the City Planner and City Engineer, and based on widening the 24' ingress/egress off Long Hollow Pike to 30'; parking layout being approved only as long as the building is used for a real estate sales office; granting a 15' variance in rear landscaping (from required 25' to 10') with landscaping to be redwood fence with white pine; granting a 20' side setback variance (from required 30' to 10'); changing the rear wall from siding to brick and adding dormers; and placing the fenced dumpster at the rear right corner of the lot.

Meeting adjourned at 7:40 P.M.


Sonny Ponder, Vice-Chairman


Nancy W. Allen, Recording Secretary

/nwa