

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 28, 2012
Re: Staff Report for GCKA Murfin Fields – Development Plan

Item #4 – GCKA Murfin Fields - Development Plan

(PID #201208270040)

Application: Development Plan
Location: 4570 Haughn Road
Applicant: Marcia Campbell, Maverick Buildings, Inc.
Zoning: SD-3
Use: **Recreational Facility**

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct a new building at Murfin Fields for offices and meeting areas. The proposed facility will also offer a covered concession area and handicap accessible indoor restrooms. Two existing structures will be removed in order to construct the new building adjacent to the existing courtyard.

Site Plan

The construction of the proposed concession building will only affect the portion of the site directly adjacent to the east of the existing courtyard. Other site improvements include the extension of utilities to service the structure. An 8" sanitary line is proposed to be extended along the southern portion of the property from Hoover Crossing and water service will be extended from the existing main along Haughn Road to service the building. Materials state that the proposed sanitary line will be bored under the existing bike path and will not affect the use of the path.

Plans show a 6' chain link fence with slats to screen the ground mounted mechanicals on the north side of the structure. Staff is not supportive of the use of chain link fencing for screening, and recommends that the mechanicals be screened with either a 100% opaque landscape hedge or a solid wall made of the same material as the main structure with supplemental landscaping per section 1136.08. Furthermore, staff recommends that Note "D" on the submitted site plan (prepared by EMH&T) be removed, as the note pertains to rooftop mechanicals and other submitted materials state that all mechanicals will be ground mounted.

Building

The proposed structure will be 3,777 square feet, with an additional 1,623 square feet covered in a canopy. The building will be 12' in height and finished in split face block in two colors. "Buff" will be the primary color, with a horizontal "Aspen Cream" stripe around the entire structure. The building will have a green metal roof with glass block windows to provide natural light and added security to the facility.

Parking

No additional parking is proposed with this development plan; however a new sidewalk is proposed to connect the existing parking lot and courtyard to provide access to the proposed building.

Landscaping

The applicant is proposing to install six trees and two landscape beds along the new sidewalk between the parking area and the proposed structure. An additional tree is proposed on the north side of the structure. Five trees are being removed from the site for the construction of the proposed structure.

Lighting

Details were not submitted for proposed lighting; however the project narrative states that exterior lighting will be limited to wall mounted wall packs. Staff recommends all lighting be cut off fixtures.

Signage

No signage is proposed to be installed with this development.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Ground mounted mechanicals shall be screened with a continuous 100% opaque landscape hedge, solid fence, or wall utilizing materials to match the main structure. If a fence or wall is utilized, supplemental landscaping shall be installed around the perimeter, per section 1136.08.
2. Note "D" shall be removed from the Site Plan cover page, as all mechanicals are ground mounted.
3. All exterior lighting shall be cut off type fixtures.