



Corridor Design Commission

COA Application

Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

ADDRESS: Lions Club Road

PARCEL: 036E 008

APPLICANT: Pat Reems

PROJECT: Medical Office Park

BRIEF DESCRIPTION: primary new construction - preliminary review

ARCHITECTURE

Orientation -
orients to the main street Met Not Met Lacks Information Site Circumstances See Note

Scale -
one story preferred Met Not Met Lacks Information Site Circumstances See Note

Massing -
proportional to vicinity and lot Met Not Met Lacks Information Site Circumstances See Note

Form -
rectilinear forms preferred Met Not Met Lacks Information Site Circumstances See Note

Materials -
brick and lap siding preferred, no
stone, E.F.I.S. limited Met Not Met Lacks Information Site Circumstances See Note

Fenestration -
solid-to-void ratio characteristic
of traditional building Met Not Met Lacks Information Site Circumstances See Note

Street Elevation -
transparent between 3'- 8' above
grade for 60% of length, use
knee wall Met Not Met Lacks Information Site Circumstances See Note

Rear Parapet -
for full drive-around buildings Met Not Met Lacks Information Site Circumstances See Note

Color -
neutral color palette Met Not Met Lacks Information Site Circumstances See Note

Notes:

SITE	Medical Office Park			Lions Club Road		
Facade Line - 75' build-to line	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input checked="" type="checkbox"/> See Note	
Front Landscape Area - min. 20' deep commercial min. 25' deep industrial	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Perimeter Landscape Area - min. 10' commercial min. 12.5' industrial	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Pervious area - 60/40 impervious-to-pervious ratio	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Public Walk - 5' sidewalk, on ROW, 6" from prop. line	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input checked="" type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Connecting Walk - building connection to public walk	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input checked="" type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Frontage Pavement - 42' maximum, 1 row of parking + lane	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Side Pavement - no more than 2 parking spaces beyond the front of each side wall	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Dumpster Enclosure - compatible w/ building	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input checked="" type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Parking Spaces - 9'x20', correct number	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	
Light Standards - 20' height maximum, black, night sky fixtures no tree conflict	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input checked="" type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note	

Notes: AGSouth has a setback of @80'. MMC has a setback of about 170'. These appear to follow the industrial campus model. A 144' setback appears appropriate.

LANDSCAPING**Medical Office Park****Lions Club Road**

Existing Landscape - protected if present	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Frontage Trees - one per 25', 3" caliper	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Frontage Landscaping - 75% evergreen or perennial	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Grassed Areas - sod front yard, sprig other areas	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input checked="" type="checkbox"/> See Note
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Buffers - side and rear landscape buffers	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Parking Landscape - 10% interior of parking landscaped, no more 7 spaces in a row w/out tree island	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Service Areas - objectionable views screened w/ vegetation	<input type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input checked="" type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Irrigation - front yard & tree islands	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input checked="" type="checkbox"/> See Note
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Trees - canopy type, 2" caliper	<input checked="" type="checkbox"/> Met	<input type="checkbox"/> Not Met	<input type="checkbox"/> Lacks Information	<input type="checkbox"/> Site Circumstances	<input type="checkbox"/> See Note
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Notes:
 Grassed Areas - Discuss area by road.
 Service Areas - Will there be dumpsters? Fencing around the detention pond?
 Irrigation - To be staff reviewed.