

PLANNING COMMISSION MEETING
December 17, 2018

Meeting Called to Order
Roll Call and Pledge
New Business
Applications:

1. Case No. 1821 – Site Plan Approval – 7150 Sutton Drive
2. Case No. 1822 – Site Plan Approval – Lot 15 of Desoto Crossing (Phase 5)

Old Business

STATE OF MISSISSIPPI
COUNTY OF DESOTO
CITY OF HORN LAKE

Be it remembered that a City of Horn Lake Planning Commission meeting was held in the City Hall Court Room on Monday, December 17, 2018 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Debbie Holden, Sharon Magee, Amy Marshall, Jimmy Stokes and Janice Vidal
Staff: Willie Davidson Jr. – Planning Director
ABSENT: Commissioners: Robert Kendall, Danny Klein and Larry Ray

The minutes from the November 19, 2018 meeting were reviewed and changes were noted by Staff. Commissioner Holden made a motion to approve the minutes as corrected, seconded by Commissioner Vidal and passed with a unanimous vote.

New Business

1. Case No. 1821 – Merrel Porche with The Map Group - Request Site Plan Approval – 7150 Sutton Drive [Days Inn Hotel]

Staff introduced the application as a request for site plan approval for the construction of a Days Inn Hotel to be located at 7150 Sutton Drive. The subject property is located on the north side of Goodman Road and on the east side of Sutton Place Drive. The property is Lot 7B of Sutton Place. The subject property was granted a variance in the definition of Hotel to reduce the number of required rooms from 100 to 46. The property is currently vacant and is zoned Planned Unit Development. The Planning Commission granted approval of a variance in the definition of Hotel to reduce the number of required rooms from 100 to 46 on October 31, 2016.

Site Plan

The proposed lot will have frontage along Sutton Place Drive. Vehicular access will be by access drives located on Sutton Place Drive. The proposed building will be +/- 9,553 square feet in size. Hotels/Motels require 1 space per unit, which results in 59 required parking spaces and the plan proposes 61 spaces. ADA parking is provided in the adjacent parking area to the west of the building. An on-site detention area is located to the north of the property.

Building and Materials

The long axis of the building will run north-south. The main entrance will be on the west elevation and an additional entrances will be located on the north and south elevations. All facades of the building will have a combination of hardi plank lap siding and hardi panels. The siding and panels will be shades of grey. The entrance and some exterior windows will have metal framing.

Landscaping

The site will have Canopy Trees along the west side of the site. Smaller trees and shrubs will provide screening for the parking areas. Various planting material will supplement the site and landscaping plan has been provided.

Staff noted that the Fire Inspector provided a comment in reference to emergency access between the proposed hotel and the existing hotel to the east of the site. The comment noted two options to address the access, which were to reverse the layout of the parking and the building or to design a custom firewall along the east elevation of the proposed building. Staff also noted that the owner was to provide documentation confirming the same ownership in accordance with the 2016 approved variance.

Staff recommendation was for approval subject to staff comments.

Merrel Porche with The Map Group, the applicant, and Pinu Patel, the developer, was present to answer any questions from the Commission. Commissioner Magee requested more information on the ownership comment. Staff noted that the paperwork for the 2016 variance showed a different owner than the current paperwork for the site plan approval. Staff also noted that the Mr. Patel indicated that he would provide the proper documentation soon. Mr. Patel addressed the question by explaining that the ownership was consolidated and he would provide the proper documentation.

Commissioner Magee also asked if there had been any thought to how they would address the fire inspector's comment. Mr. Porche stated that, cost wise, they would reverse the orientation of the parking lot and building instead of designing a special firewall.

There being no further questions for Mr. Porche or Mr. Patel, Commissioner Stokes made a motion to grant Site Plan approval for the Days Inns Hotel located at the 7150 Sutton Place Drive subject to Staff Comments and the following conditions.

- Documentation is provided of same ownership in accordance with 2016 variance.
- The layout of the parking and building location will be reversed to address the fire inspector's comment in reference to emergency access between buildings.

There being no additional conditions the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

2. Case No. 1822 – Mike Lukus with Commercial Site Solutions, Inc. – Request Site Plan Approval – 7160 Interstate Blvd [Freddy's Frozen Custard]

Staff introduced the application as a request for site plan approval for the construction of a Freddy's Frozen Custard Restaurant to be located at 7160 Interstate Blvd. The subject property is located at the north east corner of Interstate Boulevard and Desoto Cove. The property is Lot 15 of Desoto Crossing Phase 5 1st Revision. The Final Plat was approved by the Planning Commission on October 8, 2004 and the Board of Aldermen on October 18, 2004. The plat was recorded in Plat Book 90 Page 15 in the Chancery Clerks office on December 13, 2004. The property is currently vacant of any structures but is utilized for parking. The property is currently zoned C-4 Planned Commercial.

Site Plan

The proposed lot will have frontage along Interstate Blvd and Desoto Cove. Vehicular access will be by access drives located north of site off an internal service road. The proposed building will be +/- 3,010 square feet in size. This results in 30 required parking spaces and the plan proposes 46 spaces, including the required 10 queue spaces for the drive-through. ADA parking is provided in the adjacent parking area to the west of the building. This property is part of a common development and all Stormwater runoff, from this site, drains to the storm drain system and Stormwater management facilities for the overall development.

Building and Materials

The long axis of the building will run north-south. The main entrance will be at the south west corner of the building. All facades of the building will have a brick base and EIFS.

The brick will be painted General Shale (Freddy's Blend) and the EIFS will be painted a khaki shade with red accent band at the top of the wall. The east, south and west elevations will have an exterior vinyl awning with aluminum framing.

Landscaping

The site will have a variety of canopy trees and shrubs along the west and south perimeter of the site. Landscape islands will be provided in the parking area. A landscaping plan has been provided.

Staff recommendation was for approval subject to staff comments.

Jamie Anderson with J.A. Moss Construction, the contractor, and Luke Heeren, representor of franchise, was present to answer any questions from the Commission. Commissioner Magee asked for more information on the proposed business. Mr. Heeren gave background about the franchise and provided locations in close proximity of Horn Lake, MS. Mr. Anderson provided information on the construction timeline and stated that, after paperwork and plans were approved, it would require roughly 4 months to complete the project.

There being no further questions for Mr. Anderson or Mr. Heeren, Commissioner Marshall made a motion to grant Site Plan approval for the Freddy's Frozen Custard restaurant located at the 7160 Interstate Blvd subject to Staff Comments. There being no additional conditions the motion was seconded by Commissioner Holden. The motion passed by a unanimous vote in favor.

Old Business

Staff provided, the commissioners, updated renderings for the Delta Technical College which was approved on July 30, 2018. The President of the college and developers wanted to modify the exterior paint color to represent more of the college's colors. Staff noted that this would be Delta Technical flagship site and would be a model for future locations. Staff also noted that the change is in compliance with the city's Architecture Standards listed in the Zoning Ordinance.

Respectfully typed and submitted,

Willie Davidson, Jr. – City of Horn Lake Planning Director