

PLANNING COMMISSION MEETING
July 29th, 2019

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

1. Case No. 1918 – Request Preliminary Plat Approval – 5932 Hwy 51 N.
2. Case No. 1919 – Request Site Plan Approval – 1235 Turman Dr.

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, July 29, 2019 at 6:00 PM, this being the time and place for said meeting.

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

The minutes from the June 24, 2019 meeting were reviewed and Commissioner Ray made a motion to approve the minutes as submitted, seconded by Commissioner Marshall and passed with a unanimous vote.

New Business

1. Case No. 1918 – Preliminary Plat Approval – 5932 Hwy 51 N.

Staff introduced the application as a request for Preliminary Plat approval for subdividing an existing one (1) lot commercial subdivision into a three (3) lot commercial subdivision. The subject property is located on the south east corner of Hwy 51 and Nail Rd. The subject property is addressed as 5932 Hwy 51 N. The lot is located in an area that was annexed into the City on February 20th, 1994. The site is occupied by 3 commercial structures and the lot is zoned Office Commercial.

The subdivision will consist of three (3) lots. Lot 1 will be 14,884.19 sq. ft. (0.34 acres), lot 2 will be 15,068.73 sq. ft. (0.35 acres), and lot 3 will be 22,410.51 sq. ft. (0.51 acres). These lots are existing developed lots. The site is zoned Office Commercial.

Staff informed the Commission that the plat met the criteria for a minor subdivision per city ordinance. Staff then informed the Commission that if approved, the applicant shall go the Board of Aldermen for Final Plat approval on August 20, 2019.

Staff recommendation was for approval.

Mr. Ben Smith, with IPD Solutions, was present to answer questions from the Commission.

There being no further questions, Commissioner Ray made a motion to recommend approval to the Board of Aldermen the preliminary plat request for the minor subdivision resulting in a 3 lot commercial subdivision located at 5932 Hwy 51 N. subject to Staff Comments and the following conditions. There being no additional conditions the motion

was seconded by Commissioner Holden. The motion passed by a unanimous vote in favor.

2. Case No. 1919 – Site Plan Approval – 1235 Turman Dr.

Staff introduced the application as a request for site plan approval for the construction of an Adult Independent Living Facility to be located at 1235 Turman Dr. The subject property is located south west corner of Hwy 51 and Turman Drive. The property is currently vacant and is zoned Planned Unit Development. The subject property was approved for rezoning from R-1 and R-3 to PUD Planned Unit Development by the Planning Commission on August 22, 2005 and by the Board of Aldermen on September 19, 2006.

On June 25, 2007 the Planning Commission granted Preliminary Plat approval for The Gardens at Turman Farms Phase I and the Board of Aldermen granted Final Plat approval on July 3, 2007. On November 19, 2018 the Planning Commission granted a PUD amendment to create an Area 5 to be developed as an Adult Independent Living Facility and the Board of Aldermen granted final approval, of the amendment, on December 18, 2018.

Site Plan

The proposed lot is at the south west corner of Hwy 51 and Turman Drive. Vehicular access will be by an access drive located on Turman Drive and there will be an exit only drive at the south east corner of the property. The proposed buildings will be 4 stories in height, which each building containing 100 units each.

This results in 400 required parking spaces and the plan proposes 356 parking spaces. ADA parking is provided along the perimeter of each building. The detention for the previous site was sized for the development of this site, therefore no detention will be required for this site.

Building and Materials

The long axis of the buildings will run north-south. The main entrance will be on the west façade of the building. All facades of the building will have a combination of Brick, Split-Face Concrete Block, and Siding. The colors and materials are in compliance with Article VIII – Architectural Standards of the City’s Zoning Ordinance. Renderings of the exterior have been provided.

Landscaping

The site will have Canopy Trees along the perimeter of the site and the parking area will be landscaped as well. Applicant has provided a landscape planting plan that outlines various types of trees that will located on the site.

Staff noted, outside of the standard staff comments for site plan approval, the proposal would require a variance for the deficiency in parking spaces, a variance to allow a four (4) story building, and provide copies of any permits acquired from MDOT. Staff recommendation was for approval subject to staff comments.

Robert Estes (Engineer), Kirk Keller (Architect), and Pat Carroll (Owner Representative) were present to answer any questions from the Commission. Commissioner Ray asked what the dimensions of the parking spaces were. Mr. Estes stated that the spaces are 10’ X 19’ which complies with the zoning ordinance. Commissioner Ray questioned the possible variance for the lack of parking spaces. Mr. Estes stated that the provided parking would be sufficient for the number of units and that many of the residents would be downsizing, which would not need the required 2 spaces per unit.

Commissioner Magee asked how sound proofing would be handled from apartment to apartment. Mr. Keller stated the apartments would have majority carpet in each unit, excluding vinyl plank flooring in the kitchen and bathrooms. Mr. Keller noted that the spaces between the floor joints would be filled-in and there would be double-walled units with a resilient channel between wall spaces.

Commissioner Holden asked would there be elevators or stairs provided for the complex. Mr. Keller stated there would be both stairs and elevators. Commissioner Ray asked if the units would have gas or electric appliances. Mr. Keller stated they haven't decided on which option, but would prefer to do electric appliances. Commissioner Magee asked what type of amenities would be offered to the residents. Mr. Keller stated there would be a variety of amenities inside and outside the building, such as indoor activity rooms, pickle ball court, pool area, and more.

Commissioner Magee asked if this would be a rent vs own units and what the possible prices would be. Mr. Carroll stated that the units would be for rent and a price hadn't been decided upon yet. Mr. Carroll noted that they are monitoring the area and trends to determine a reasonable price. Commissioner Magee asked if there were similar facilities in the area. Staff indicated that this would be the first of its kind in the Desoto County area and there were adult living facilities in the level but not at this capacity.

There being no further questions, Commissioner Ray made a motion to grant Site Plan approval for the Adult Independent living facility to be located at the 1235 Turman Drive subject to Staff Comments and the following conditions:

- Variance for deficiency in parking applied for before approval of Construction Drawings.
- Variance for Building Height applied for before approval of Construction Drawings.

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

Staff acknowledged that this would be Commissioner Amy Marshall's last meeting and her replacement would be Linda McGan. Commissioner Marshall addresses the Commissioners on how she has enjoyed her time served and that she has a great replacement.

All items on the agenda having been addressed and there being no items under Old Business or any further points of discussion Commissioner Vidal made a motion to adjourn. Commissioner Ray seconded the motion. The motion passed by unanimous vote.

Respectfully typed and submitted,

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