

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

<p>SUBJECT: 7:10 p.m. – SITE PLAN REVIEW - Review and action upon a request from JEA Senior Living represented by Rachel Rudiger for a site plan and architectural review and possible approval for the Clinton Alzheimer Special Care Center to be located at 1404 North on the east side of 2000 West.</p>	<p>AGENDA ITEM: 1</p>
<p>PETITIONER: JEA Senior Living represented by Rachel Rudiger</p>	<p>MEETING DATE: May 19, 2015</p>
<p>ORDINANCE REFERENCES: Zoning Ordinance</p> <ul style="list-style-type: none"> ▪ 28-3-10 Site Plan and Architectural Approval ▪ 28-4-4(5) and contradiction with 28-4-5(13) ▪ 28-4-18 Parking Lot Landscaping ▪ Chapter 19 Performance Standard Zone ▪ Chapter 20 Central Business District Design Standards 	<p>ROLL CALL VOTE: X YES NO</p>
<p>BACKGROUND:</p> <ul style="list-style-type: none"> ▪ This use was originally set for 2050 N on the east side of 1800 N however the site was too small. ▪ This site is well suited to this use the structure is architecturally pleasing as well as the proposed site development. An issue comes to rise when evaluating the architecture in accordance with Chapter 20. Reviewing by section: <ul style="list-style-type: none"> ▪ 28-20-4(1) <ul style="list-style-type: none"> • (a) Roof pitch is 5:12 - no issue foreseen. – eaves are 2-feet – 3-feet in ordinance. • (b) Roof Line Length – there are sections that do not meet the variation requirement, however this is a matter of application. The roof is slopped, hiped, and has a 3-foot eve. • (c) Height Limitation - no issue foreseen. • (d) Building material – rock and board and batten - no issue foreseen. • (e) Color Scheme - no issue foreseen. • (f) Fenestration – Windows are rectangular, tall compared to width and appear to have a detail within the glazing - no issue foreseen. • (g) Façade Length – I have made comments on the elevation drawings related to façade. • (h) Mechanical Shielding – Shielding is shown on the east elevation - no issue foreseen. • (i) Fencing – There isn't a fencing detail on these drawings, however construction drawings indicate a 6-foot vinyl fence but no color is stipulated. The construction drawings indicate a picket and rail type fence. The majority of the fence is on the street side of the project - no issue foreseen. • (j) Lighting – Parking lot lighting meets the intent of the ordinance. The photometric indicates some light contamination in the yards of the residential property to the north, one light may need to be shielded or relocated - no issue foreseen. • (k) Solid Waste – A gated solid waste enclosure is located on the east side of the project. Construction drawings indicate a block structure with rock veneer – no issue foreseen. ▪ 28-20-4(2)-(4) <ul style="list-style-type: none"> • Ornamentation – window detailing, columns, handrails, emphasis on horizontal lines. Site plan windows indicate mullion and stile. • Doors are a combination of 4 panel with rail and stile, true divided lites, and institutional with vision panel. • Landscaping - no issue foreseen. 	

ALTERNATIVE ACTIONS:

I recommend the Commission evaluate the information and plans and determine the acceptability of the project. I do not foresee any issues that can not be resolved. Staff could finalize the plans based upon this review and PC approval with correction of issues discussed.

ATTACHMENTS:

Site Location
Utility Map
Elevation Drawings – Comments

SEPARATE DOCUMENTS:

Background Items Zip File

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.



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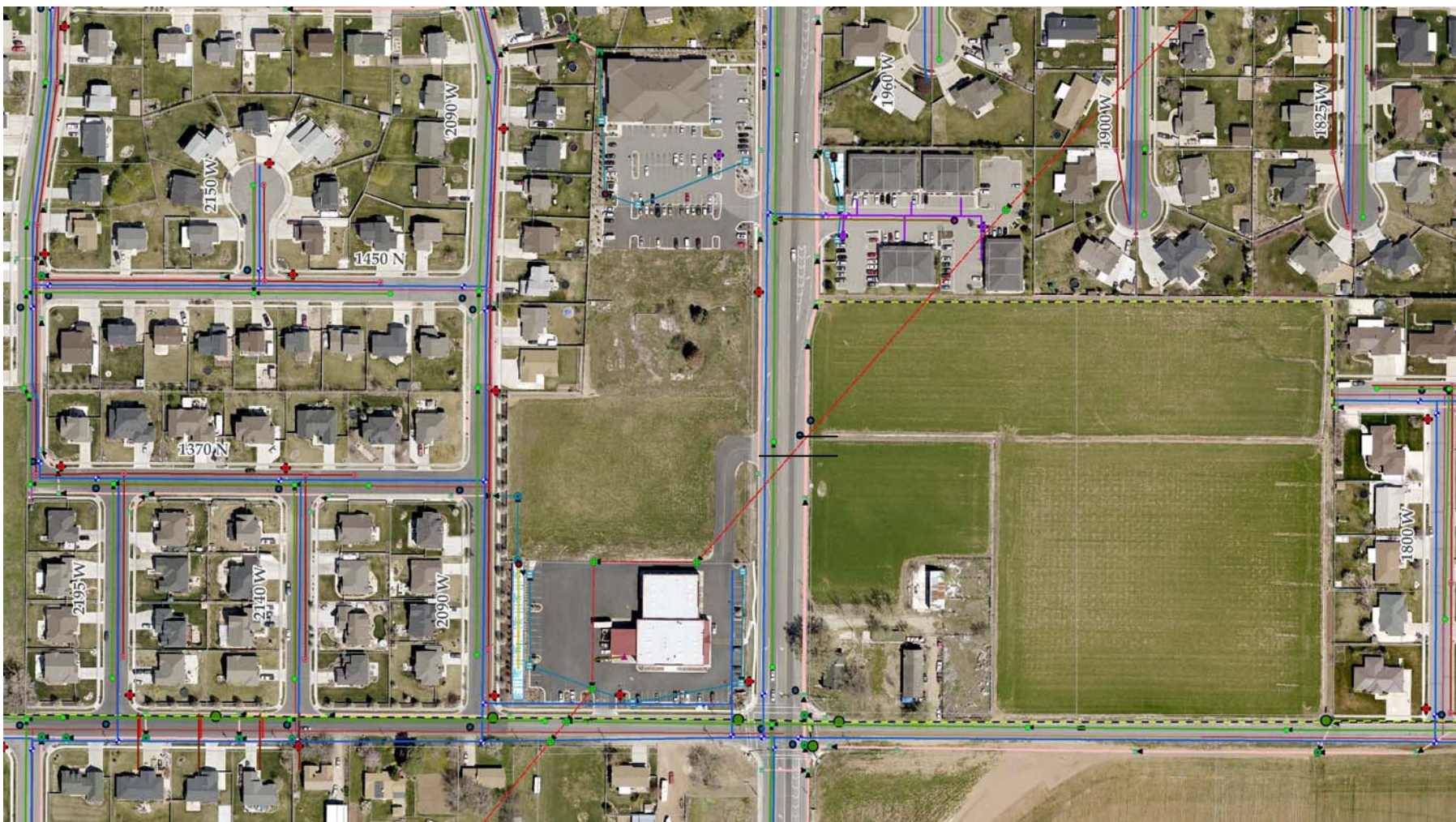
1300 North

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Google earth

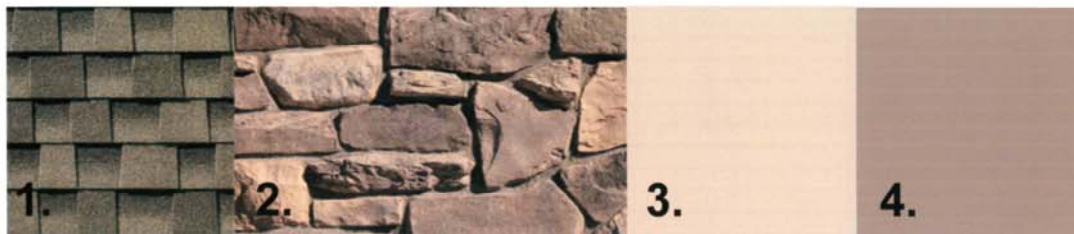
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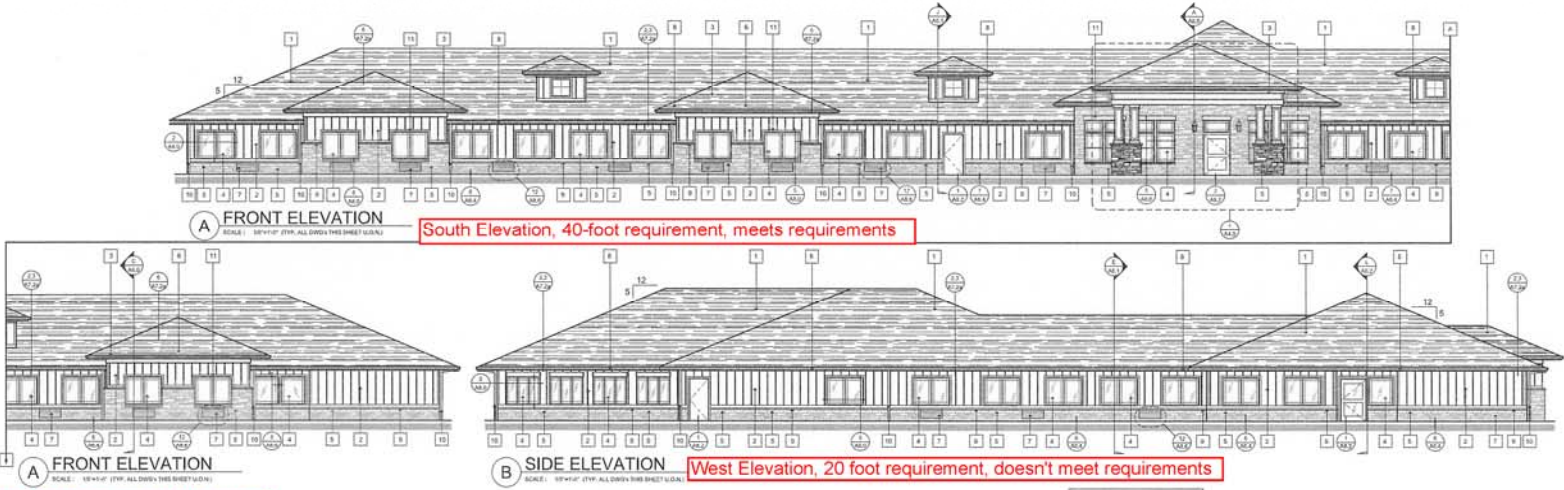
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1. **Roofing:** Arch. Comp. Shingles - Weatherwood
2. **Stone:** Eldorado Stone - Cypress Ridge - Santa Maria
3. **Board & Batten:** Sherwin Williams - Canvas Tan
4. **Trim:** Sherwin Williams - Sandy Ridge

*** PTACS to match Trim Color

*** Vinyl Windows to Compliment Trim Color

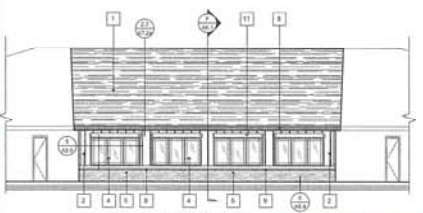


South Elevation, 40-foot requirement, meets requirements

West Elevation, 20 foot requirement, doesn't meet requirements

• **Roof Line Length.** For sides of the building facing a public street, roof lines shall vary in depth, shape or dimension every twenty (20) feet. For sides of the building which do not face a public street, roof lines shall vary in depth, shape or dimension every forty (40) feet. The change in depth, shape or dimension must run the length of the changed roof line.

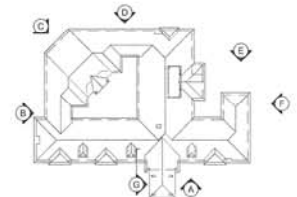
• **Facade Length.** Facades lengths shall vary in depth, shape or dimension every twenty (20) feet at a minimum depth of twenty four (24) inches. For sides of the building which do not face a public street, facades shall vary in depth, shape or dimension every forty (40) feet. The change in depth, shape or dimension must run the length of the changed facade length.



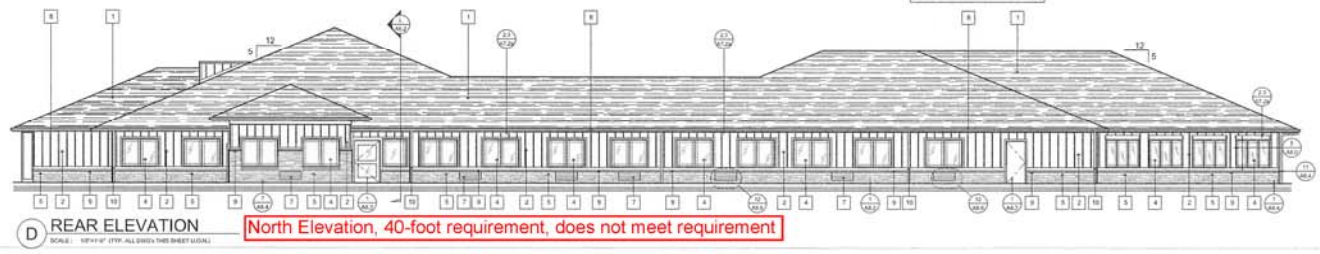
Northwest Elevation

AT FINAL INSPECTION, INFORMATION ON ROUTINE MAINTENANCE SUCH AS CAULKING, PAINTING, ETC. SHALL BE PLACED IN THE BUILDING.

MATERIAL & COLOR KEY	
1	ROOF
2	ARCHITECTURAL CORNER BRICK (WEATHERWOOD) (TYPICAL)
3	WOOD SHAKES (TYPICAL)
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ELEVATION KEY



North Elevation, 40-foot requirement, does not meet requirement

lenity architecture

JEA SENIOR LIVING

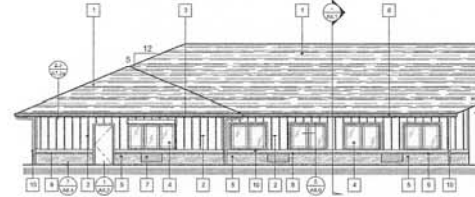
CLINTON ALZHEIMER'S SPECIAL CARE CENTER

EXTERIOR BUILDING ELEVATIONS

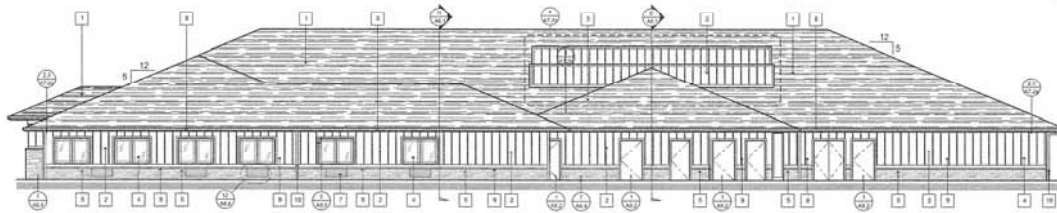
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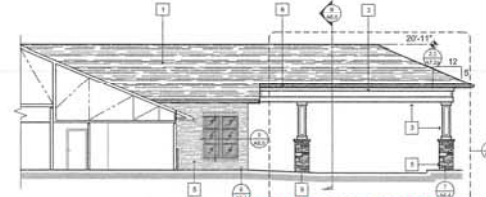
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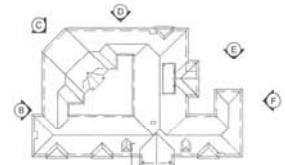
E REAR ELEVATION
 SCALE: 1/8"=1'-0" (SEE ALL SHEETS THIS SHEET SET)
 North Elevation, 40-foot requirement, meets requirement



F SIDE ELEVATION
 SCALE: 1/8"=1'-0" (SEE ALL SHEETS THIS SHEET SET)
 East Elevation, 40-foot requirement, does not meet requirement



C CANOPY ELEVATION
 SCALE: 1/8"=1'-0" (SEE ALL SHEETS THIS SHEET SET)
 West Elevation, 40-foot requirement, meets requirement



ELEVATION KEY
 SCALE: 1/8"=1'-0"

MATERIAL & COLOR KEY	
1	ARCH COMP (SILVER PINN) SILL
2	WEATHERWOODS - (TYPICAL)
3	BRICK AND BATT (1/2" R/C) COLOR: BRICK: WHITE GRANGE
4	TRUSS ROOFING COLOR: SHIPON TRUSS
5	INSULATED WALLBOARD COLOR: WHITE / TYPICAL
6	YELLOWED STONE - STONE: BLUE GRAY / OFFICE
7	TRUSS ROOFING COLOR: SHIPON TRUSS
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JEA SENIOR LIVING

CLINTON ALZHEIMER'S SPECIAL CARE CENTER

EXTERIOR BUILDING ELEVATIONS

DATE: 05/01/2015

REVISED DATE:

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