**William “Dub” Pearman, III Harold Simmons**

 Mayor City Manager



**MEMO**

TO: Mayor and Council

FROM: Curtis Hindman, Interim Community Development Director

DATE: December 18, 2023

RE: Final Commercial Corridor Overlay Approval

 Wellstar

**Recommendation**

The planning commission voted to recommend approval of the overlay plans for Wellstar on 8.15.2023 with the following conditions:

* *Commissioner Williams motioned to approve the site plan with a condition that the site plan also reflect the location of the bike rack, benches, tables and trash cans. Commissioner Krabel 2nd and with all in favor the motion passed. (4-0)*
* *Commissioner Garrett motioned to approve the building elevations with the following conditions: the fiber cement siding be limited to a maximum of 10% on each façade, the parapet height be tall enough to block the view of roof top equipment, and that the cornices be added per the overlay ordinance. Commissioner Williams 2nd and with all in favor the motion passed. (4-0)*

The final construction plans are pending final approval. Additionally, the landscape plan will now meet the new canopy tree calculation requirement with no tree fund contribution required. Also under the new standards, Wellstar will be required to provide golf cart parking. The cart parking will be shown on the site plans as future cart parking spaces and not stripped or signed as cart parking until such time that a multiuse path is accessible to the site which is similar to what was approved for the Waffle House.

Staff recommend that Mayor and Council approve the overlay plans as presented with no tree fund contribution required and with staff verifying that the site plan includes the required bike rack, benches, tables, trash can and future cart parking prior to building permit issuance.