

CD-CPC-2024-00137 – Development Plan

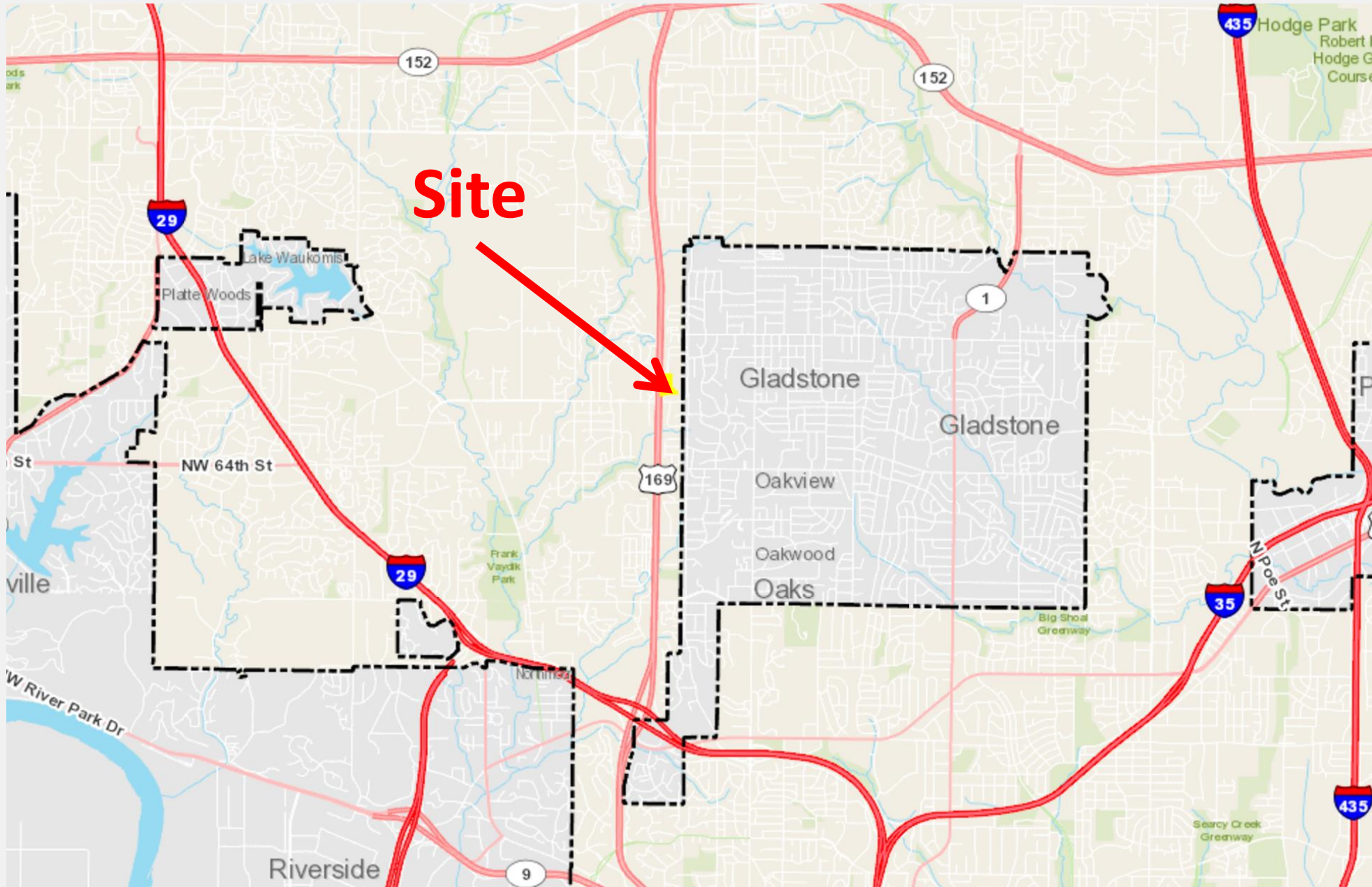
CRASH CHAMPIONS (Oak Hill Plaza West)

November 20, 2024

City Plan Commission



Development Team: Amy Grant, Polsinelli, PC





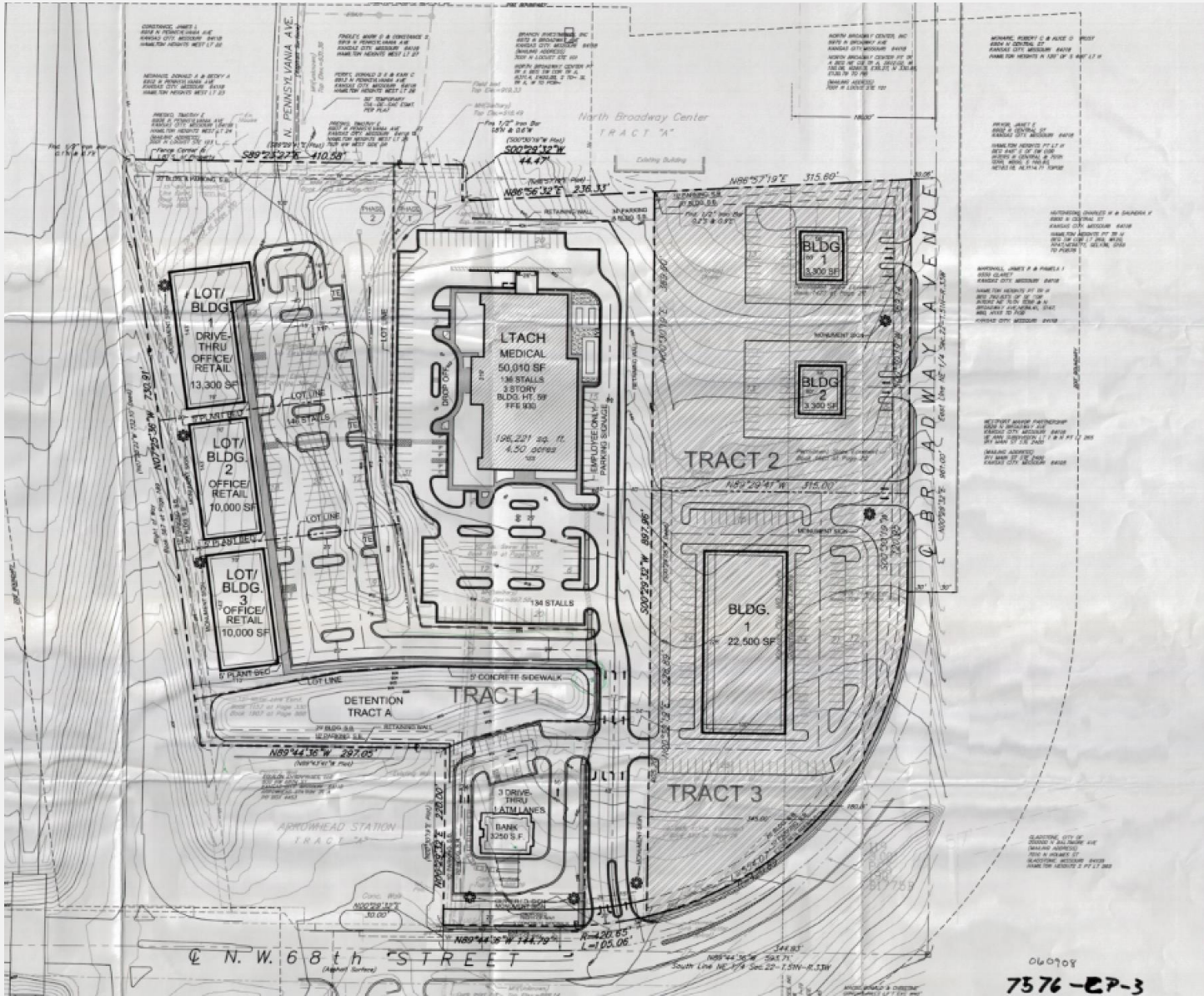


**Kindred Hospital
Northland**



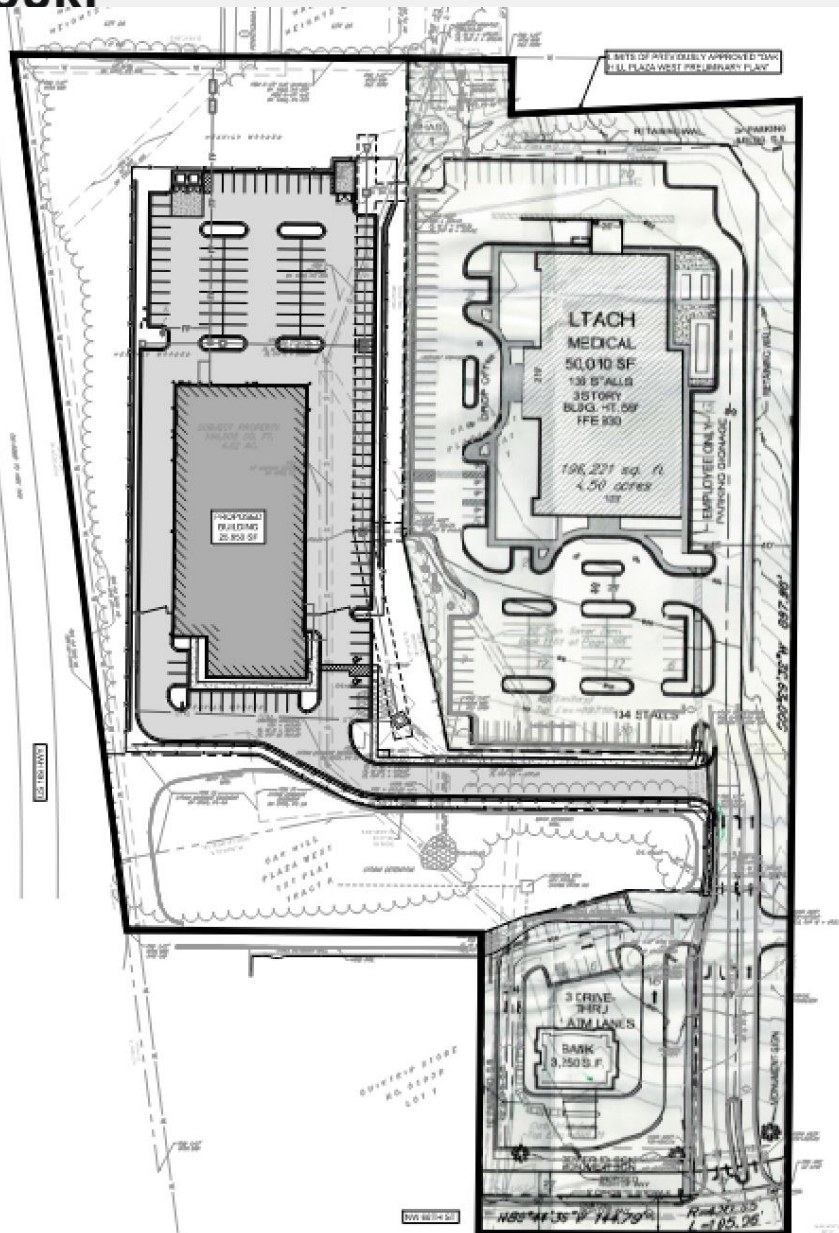
Site





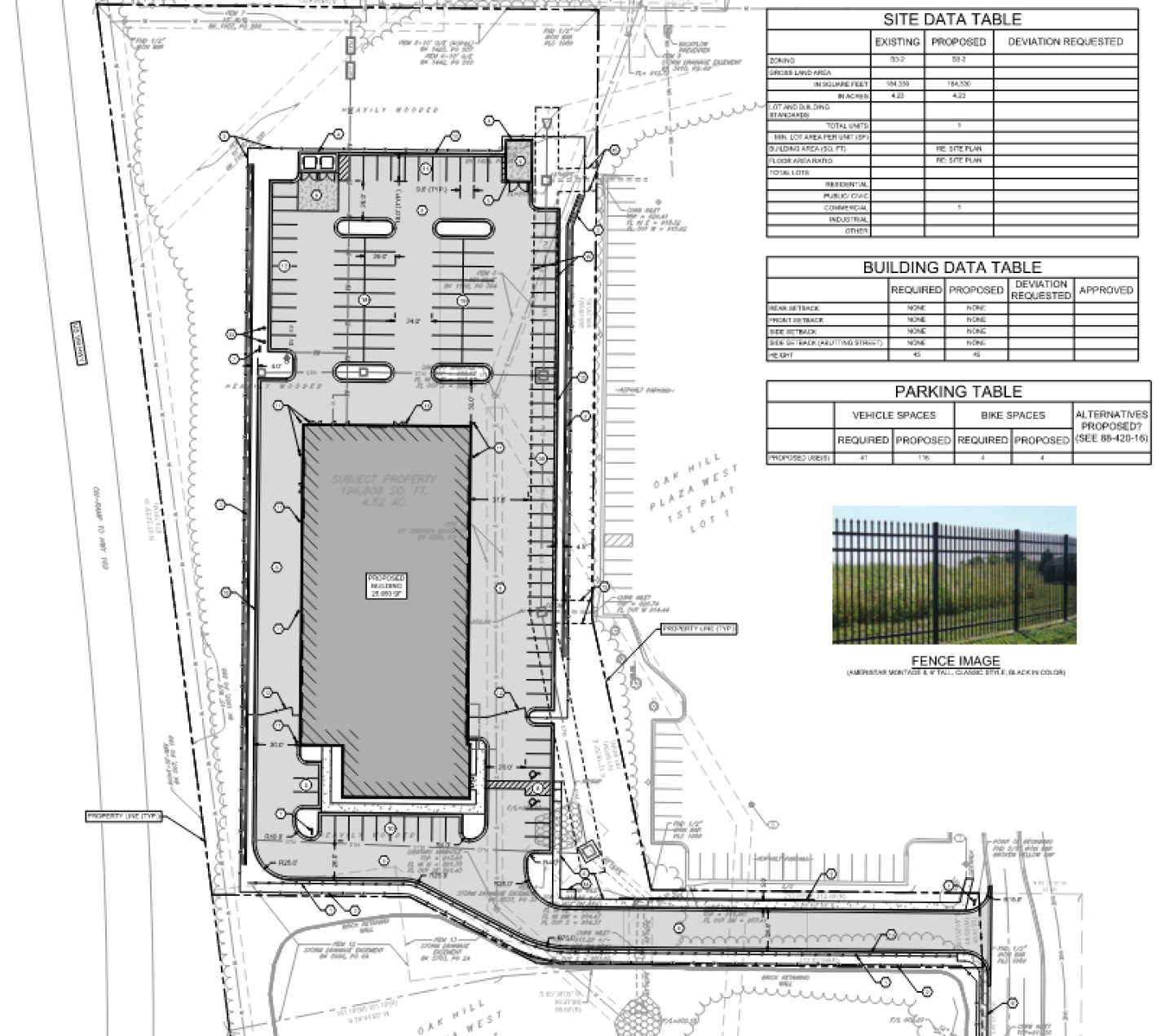
Ordinance No. 060909 passed on 9/6/26, allowed for:

- ✓ 3 retail/office buildings,
- ✓ 1 drive-through bank,
- ✓ 1 LTACH (long term acute care hospital) hospital on



Major Amendment to the Plan.

- ✓ which also serves as a preliminary plat in District B3-2.
- ✓ And in lieu of a Special Use permit to permit General Motor Vehicle Repair pursuant to 88-517-09-D,
- ✓ The amendment will replace the three retail buildings and 146 parking spaces proposed for Phase II,

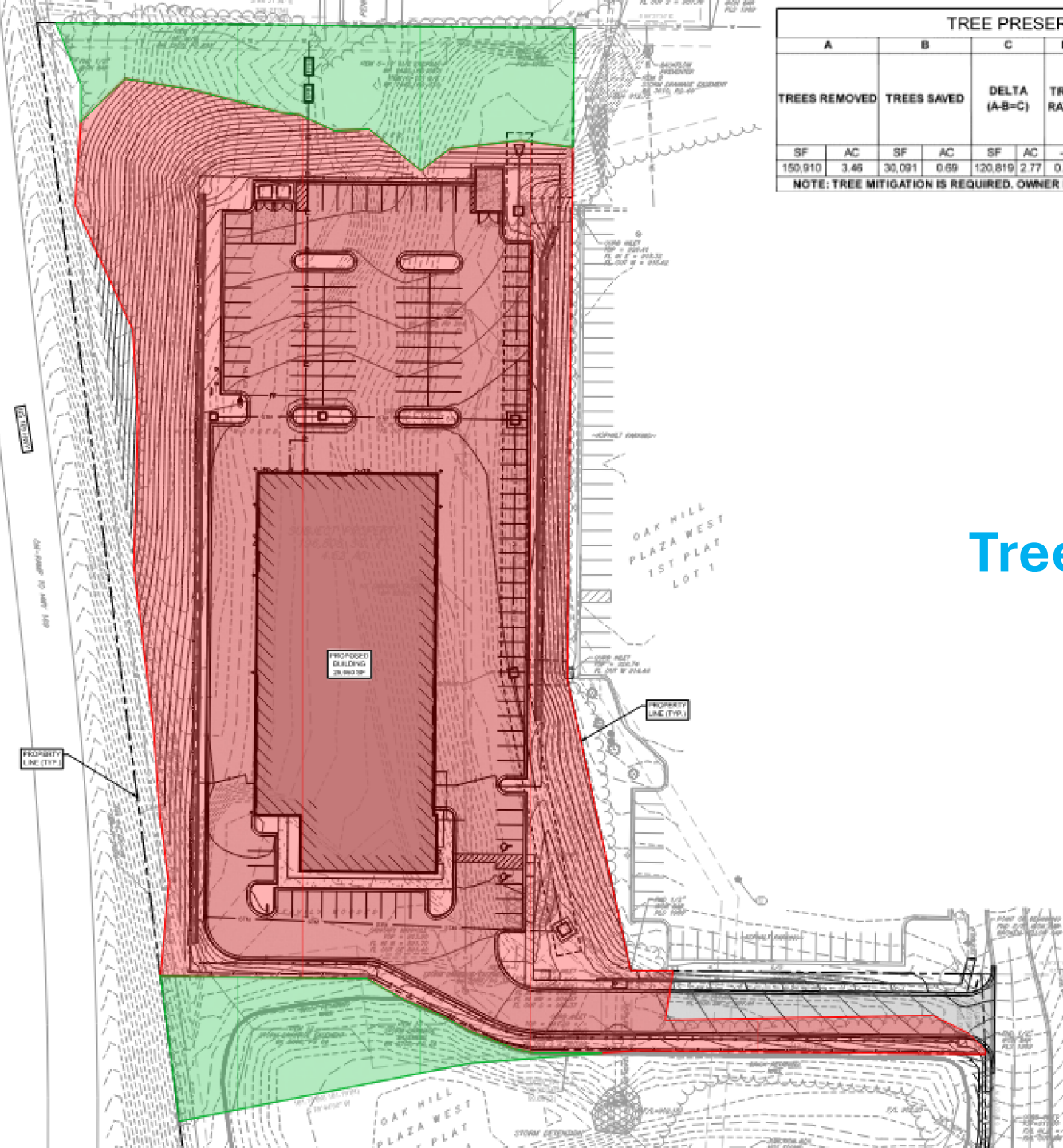


Development Plan in lieu of a Special Use Permit to allow General Motor Vehicle Repair pursuant to 88-517-09-D.

- ✓ **Single story 26,000 square foot building.**
- ✓ **116 parking spaces.**
- ✓ **On about 4.5 acres (Lot 2)**
- ✓ **45' in height.**



FENCE IMAGE
(AMERICAN MONTAGE 6' X 4" TALL, CLASSIC STYLE, BLACK IN COLOR)



TREE PRESERVATION CALCULATION TABLE											
A		B		C		D	E	F	G	H	I
TREES REMOVED	TREES SAVED	DELTA (A-B=C)		TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (C'D'E=F)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (F-G=H)	MITIGATION REQUIRED? (YES IF > 0.00)		
SF	AC	SF	AC	SF	AC	---	---	---	---		
150,910	3.46	30,091	0.69	120,819	2.77	0.35	150.00	145.62	94.00	51.62	YES

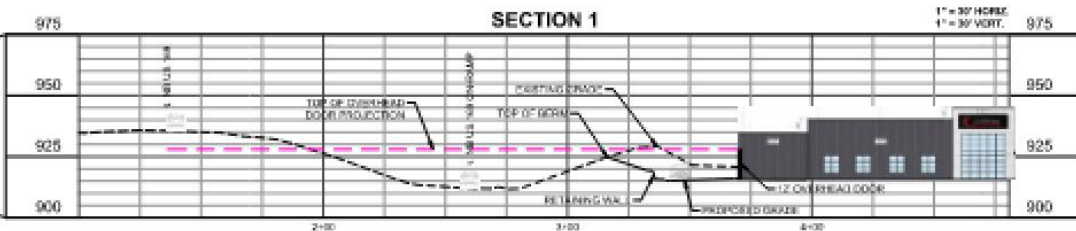
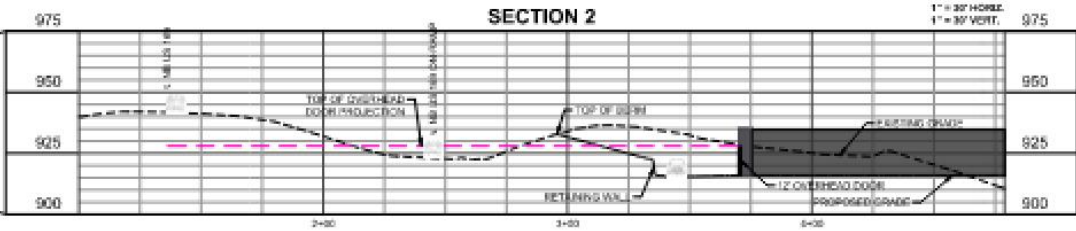
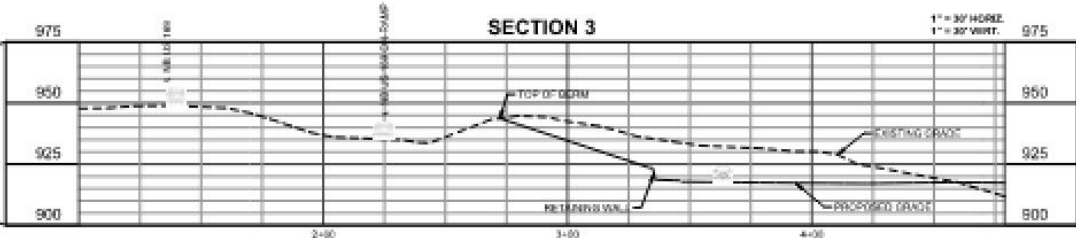
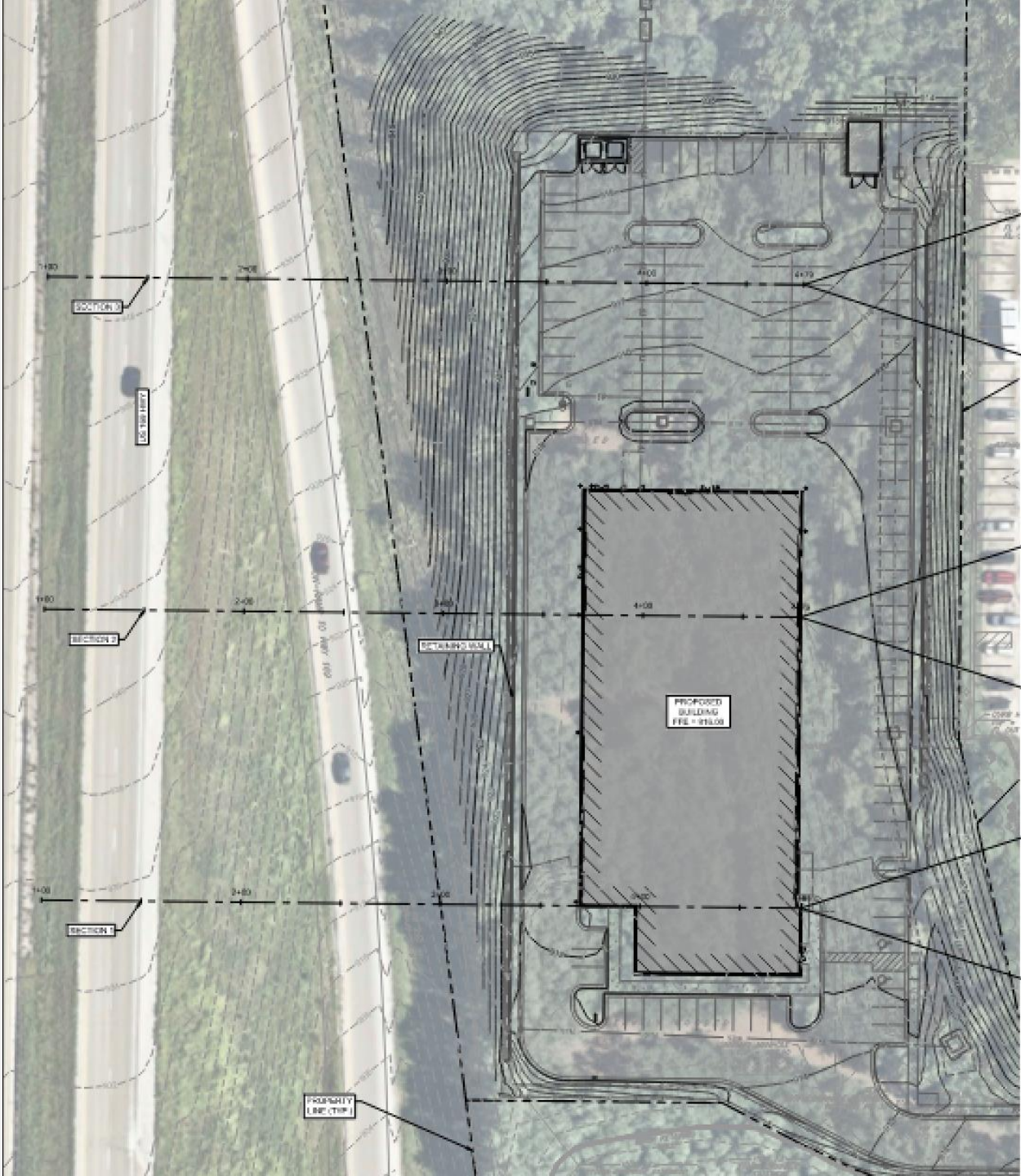
NOTE: TREE MITIGATION IS REQUIRED. OWNER HAS ELECTED TO PAY FEE-IN-LIEU OF ADDITIONAL MITIGATION PLANTINGS.

TREE PRESERVATION LEGEND

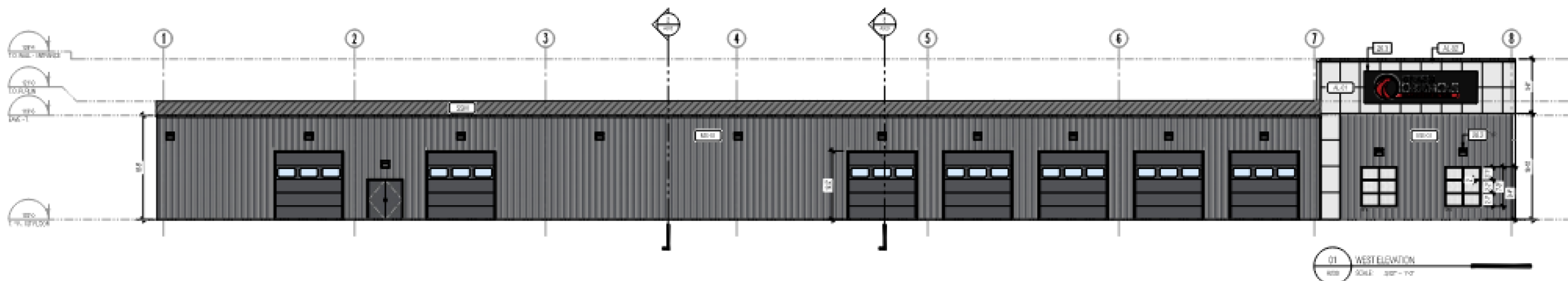
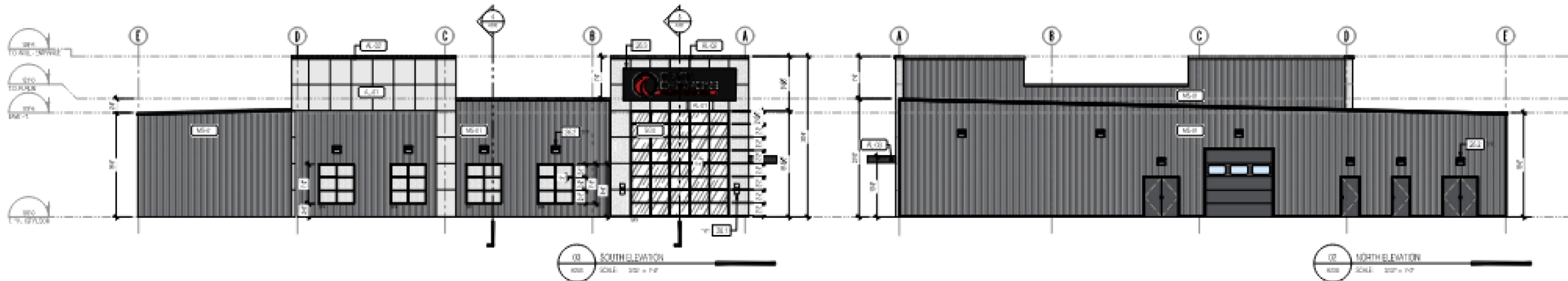
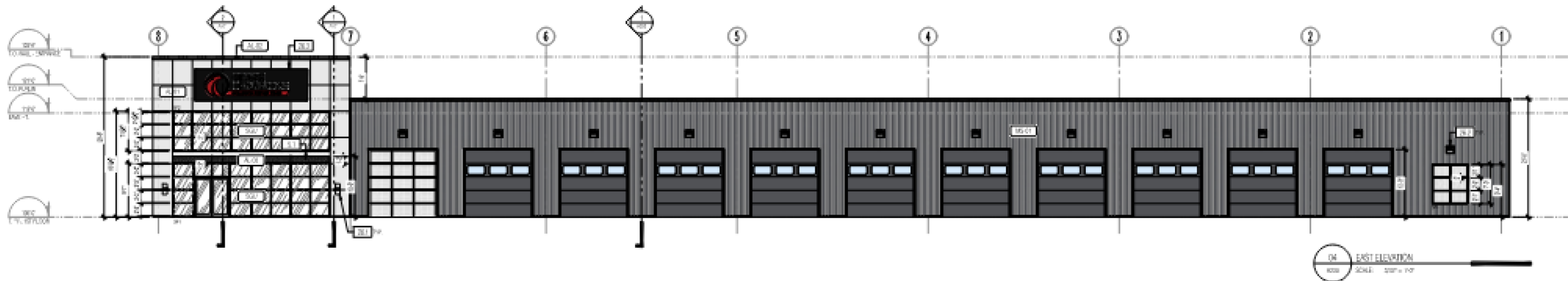
- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE PRESERVED
- PROPERTY LINE

Tree Preservation Plan

Cross section from Hwy 169







Public Engagement - Held October 16, 2024.

Summary attached to staff report.

RECOMMENDATION:

Approval subject to conditions.

