

Legislation Text

File #: 2021-4071, **Version:** 1

Public Hearing: Application #2021-026-Preliminary Development Plan-Chase Bank, 890 NE Langsford Road; JP Morgan Chase Bank, N.A., applicant.

Issue/Request:

The applicant seeks preliminary development plan approval for Chase Bank. The plan proposes a single-story building with a total square footage of 3,320. The site will also have a drive-up ATM at the northwest corner of the site. The subject property was the former site of a gas station/convenience store, but has been vacant since 2007/2008 when the former building was demolished.

JP Morgan Chase Bank, Applicant
Joshua Johnson, Assistant Director, Development Services

Recommendation: With the condition of approval outlined below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

1. A modification shall be granted to the required 20' parking lot setback from right-of-way, to allow a 0' parking lot setback from the M-291 Hwy right-of-way.

2. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, median improvements to Langsford Rd as addressed in the City Traffic Engineer's TIA dated March 31, 2021. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

3. Development shall be in accordance with the preliminary development plan consisting of 20 pages:
 - Cover Sheet and general notes, signed and sealed, February 18, 2021-2 pages
 - Demolition Plan, signed and sealed, February 18, 2021
 - Site Plan, signed and sealed, February 18, 2021
 - Grading and Drainage Plan, signed and sealed, February 18, 2021-2 pages
 - Utility Plan, signed and sealed, February 18, 2021
 - Photometric Plan and Details, signed and sealed, February 18, 2021-6 pages
 - Roadway Sheet Plan, signed and sealed, February 18, 2021
 - Land Title Survey, dated July 17, 2019
 - Landscape Plan, signed and sealed, February 17, 2021-2 pages
 - Colored Exterior Elevations, dated February 19, 2021
 - Black and White Exterior Elevations, dated December 12, 2020- 2pages

Committee Recommendation: A motion was made Board Member Rader, seconded by Board Member Arth that **Appl. #2021-026-PRELIMINARY DEVELOPMENT PLAN**-Chase Bank, 890 NE Langsford Rd; JP Morgan Chase Bank, N.A., applicant be recommended for approval to the City Council- Regular Session, due back on 4/20/2021. The motion carried unanimously.