

## **TROSA Roxboro Outdoor Display Zoning Map Change**

### **City File Z1500004**

Application Addendum – Changes from Original 1989 Development Plan P89-37

Revised 8-5-15

This parcel is included in a Development Plan, P89-37 which covers a larger property area of 41.2 acres. The current application proposes to remove 13.744 acres from that affected area and create a new Development Plan for the subject parcel to allow for outdoor display.

The original Development Plan shows a 9200 sf outdoor garden center. The current application would allow conversion of that garden center use to outdoor display.

The original Development Plan does not specify any outdoor display use. This application would allow space for 70,850 sf of outdoor display area.

The original Development Plan does not indicate pedestrian circulation routes. This application would require formal pedestrian circulation facilities during redevelopment.

The original Development Plan graphically indicates that there will be 796 parking spaces. There is no written reference to the minimum parking spaces required or distribution of parking throughout the 41.2 acres. This application commits to providing 550 parking spaces on the central 13.744 parcel. These parking spaces would be provided entirely outside the outdoor display areas.

There are three specific Development Notes on the approved plan, listed below. Changes from the plan notes proposed in the current rezoning application are shown in blue beneath each item.

1. The main shopping center buildings and the outparcel buildings are to have similar architectural style, lighting and signage. Planting plans for the outparcels are to be integrated with the landscape treatment exhibited within the shopping center and buffers.

The current application proposes no changes to the existing architecture, lighting, signage, or plantings and no change to negate the architectural / lighting / signage style as noted on the original plan. Existing planted areas will be left intact. This application does not refer to landscape treatment of outparcels.

2. The buffer planting will exceed minimum city requirements. The overall effect of the landscaping will be to provide a planted area with the spacing of trees and large shrubs sufficiently dense in width and depth that there are only intermittent, non-contiguous direct views of the shopping center.

The original plan graphically calls out 75' buffer on Roxboro Road and on Old Oxford Road, a 25' buffer along Meriwether Drive, and a 30' buffer along the rear property line. The current application does not change buffer widths and does not indicate any improvements within those

buffer areas. The 75' buffer on Roxboro Road exceeds current city requirements and there is nothing in the existing application that would reduce the planting buffer width in any of the three areas indicated on the original development plan.

3. The developer will widen Roxboro Road for one "through lane" and such "turn lanes" as may be necessary from 200' south of Old Oxford Road to 200' north of Olympic Avenue and for "turn lanes" from 200' north of Carver Street to 200' south of Carver Street. If any of the required widening is done by others, the developer will widen Roxboro Road for one "through lane" and such "turn lanes" as may be necessary between Olympic Avenue and Carver Street.

The street improvements have already been built. The current application does not make reference to, and therefore will not change, off site vehicular circulation or road improvement requirements.