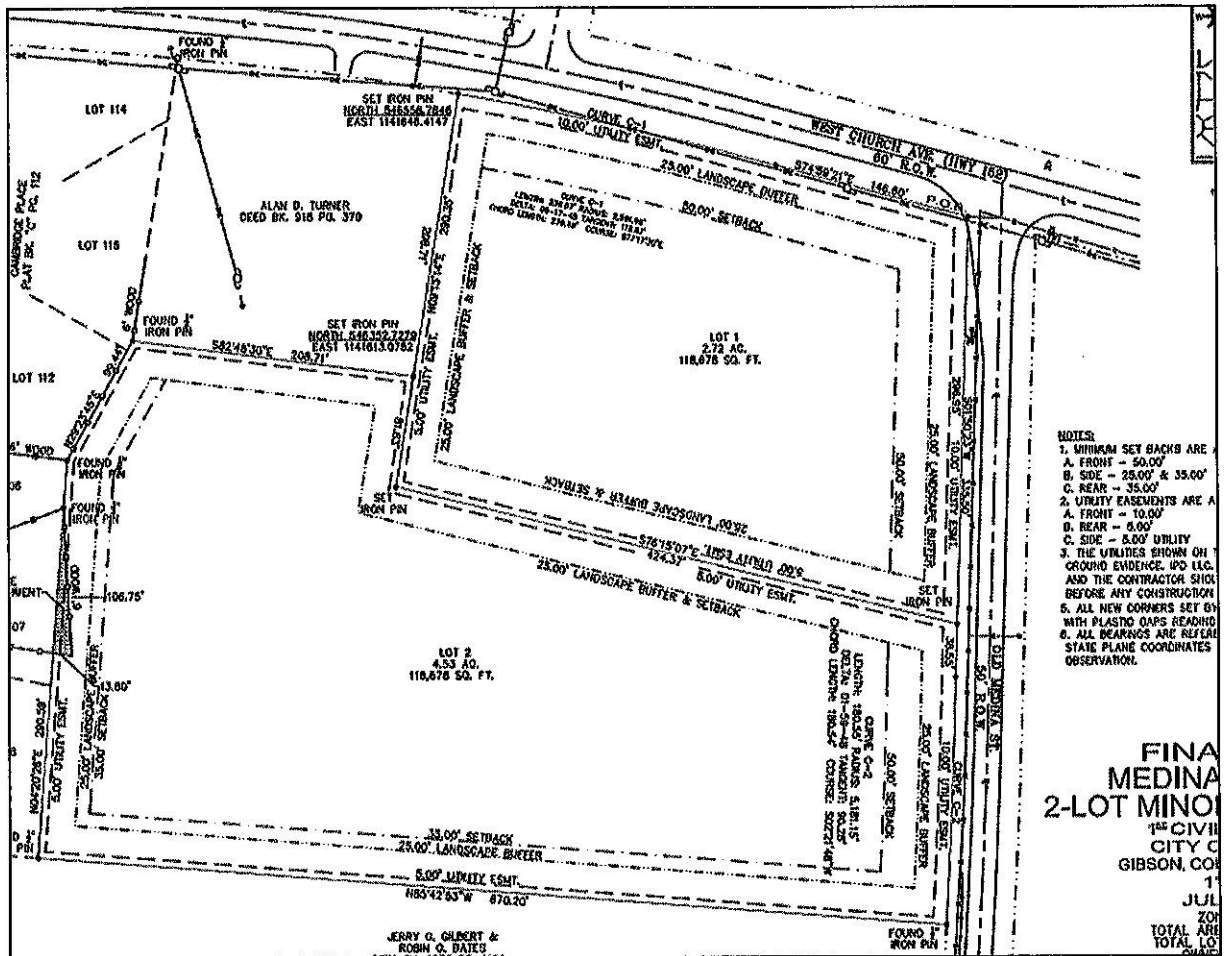


MEMORANDUM

Medina Municipal / Regional Planning Commission
 FROM: Donny Bunton, Community Planner
 DATE: September 5, 2023
 SUBJECT: STAFF PLANNER'S REPORT ON AGENDA ITEMS
 I. DETERMINATION OF QUORUM AND CALL TO ORDER 11. REVIEW AND APPROVAL
 OF MINUTES 111, CITIZENS COMMENTS
 IV. NEW BUSINESS

A. Final Plat — Medina Express 2-Lot Minor Subdivision



Background

A subdivision plat has been submitted which would split a property (Tax Map 177, Parcel 13.00) at the southwest corner of Old Medina Street and Highway 152 into two lots. The lots would be 2.72 and 4.53 acres in size. The property is zoned B-1 (General Business). The owner/developer of the property is

Mohamed Hamoud. Access to water service has been shown on the plat, but access to sewer service has not been indicated. The property does not appear to be located in a designated flood hazard area.

Analysis

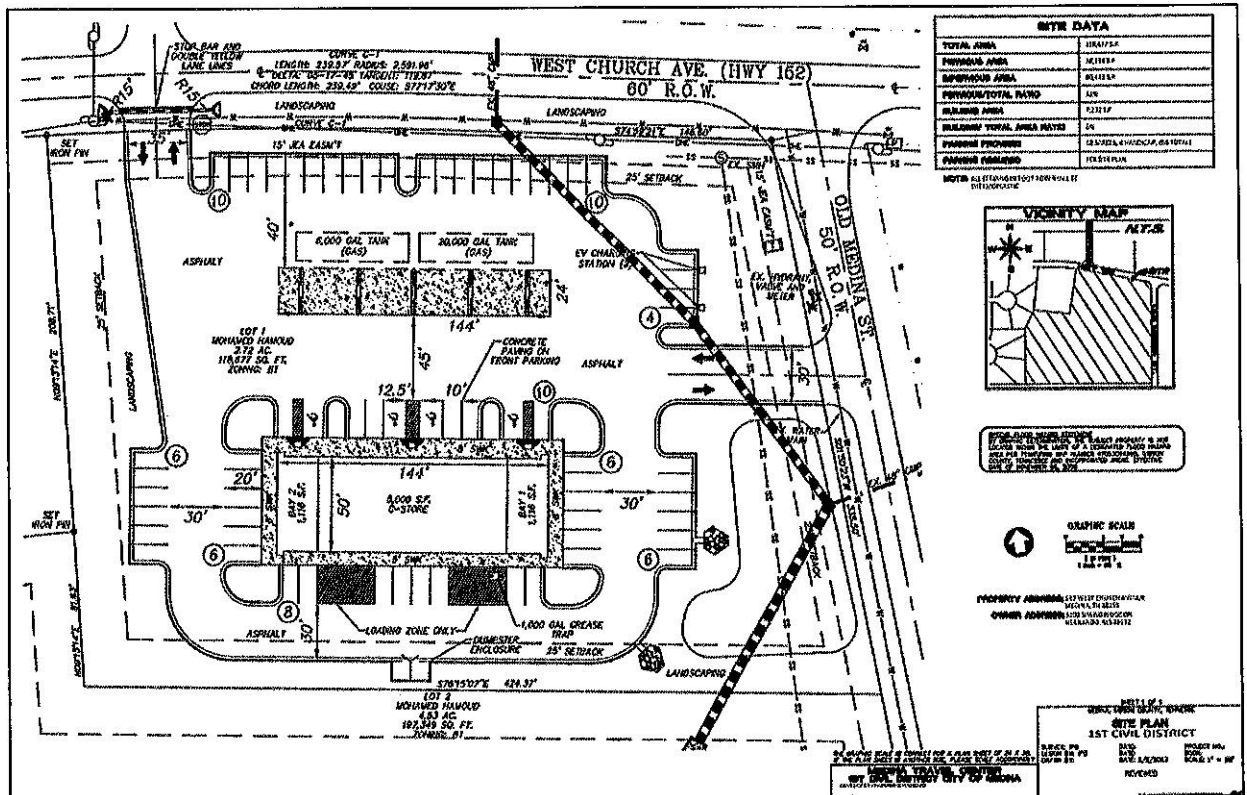
The staff planner has the following concerns:

- The tax map and parcel number of the subject property has not been stated on the plat, as required.
- The nearest existing sewer main has not been shown, as required.
- A 10' wide utility easement has been shown along the road frontages of the property, but a 15' wide easement is actually required by JEA along all road frontages.
- The setbacks shown on the plat do not correlate with what is required per the provisions of the B-I zoning district. It is possible that the developer is imposing stricter setback requirements.

Recommendation

The staff planner recommends the above noted concerns be addressed prior to approval.

B. Site Plan — Medina Travel Center



Background

A site plan has been submitted for a proposed convenience store to be located on a proposed lot (see agenda item A) at the southwest corner of Old Medina Street and Highway 152 into two lots. The lot is 2.72 acres in size and it is zoned B-1 (General Business). The owner/developer of the property is Mohamed Hamoud. The property does not appear to be located in a designated flood hazard area.

Analysis

The staff planner originally reviewed the site plan submission in early August and submitted the following comments to the design engineer:

- The address of the development is required to be stated on the site plan, but has not been.
- The address of the property owner is required to be stated, but has not been.
- There is not a north point reference stated on the site plan (but one is required).
- A date is required but has not been indicated.
- A 15' foot JEA easement is required to be shown along all street frontages. Technically, this would be required for dedication when subdividing

property. But since this lot is included in a proposed subdivision plat, the JEA easement might as well be shown on the site plan, as well.

- No topography has been shown, as required.
- A stormwater collection plan has not been included, as required.
- The landscaping plan appeared to be in order and compliant with minimum requirements.

Each of the above comments were properly addressed by the design engineer.

It should be noted that the project still awaits final approval from TDOT for the driveway access being proposed onto Highway 152. TDOT may even require a turn lane to be added for that proposed access point.

Recommendation

The staff planner recommends approval.

**V.OLD BUSINESS VI.OTHER BUSINESS
VI.ADJOURNMENT**