

ZONING HISTORY:

The subject property is zoned Planned Development District 140 (PD-140) for various uses depending on the designated tract. This site is part of Tract 6, which is designated for commercial uses as described in the Planned Development ordinance. Planned Development District 140 was approved by City Council on September 13, 1983 [Ordinance 3507]. Prior to 1983, the site was zoned Agriculture (A) District and Planned Development for commercial, office and single family detached uses, approved January 27, 1971. The site was annexed into the city on August 20, 1963 [Ordinance 1455].

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Comprehensive Plan designates this area for commercial and retail uses. This use is in conformance with the Future Land Use Map of the Comprehensive Plan as adopted in November of 2010.

PROJECT'S VESTED STATUS:

The subject property has been partially platted. A preliminary plat, Childtime Addition, Block 1, Lots 1-3, was approved by the Planning and Zoning Commission on December 18, 2007. A final plat exists for Lot 1, Childtime Addition [Cabinet A, Slide 12915 PRTCT]. A building permit was never issued for the proposed daycare facility [SU080101/S080101]. A revised final plat will need to be filed for the entire site plan area, prior to issuance of a building permit. Submittal of the site plan application will vest this project to development standards in place as of the date of application submittal of June 19, 2012 [S120803/SU120806].

DENSITY AND DIMENSIONAL IMPACTS:

ORDINANCE PROVISIONS	UDC & PD-140 REQUIREMENTS	SITE PLAN CONFORMANCE
Maximum Height (Feet)	25 ft.	In Conformance.
Front Yard Setback (Feet)	25 ft.	In Conformance.
Interior Side Yard Setback	0 ft.	In Conformance.
Rear Yard Setback (Feet)	0 ft.	In Conformance.
Signage	Multi-tenant signs, wall signs and monument signs allowed.	In Conformance. May be requested by separate permit.
Screening for Dumpster	Minimum 6-foot high masonry screening fence.	In Conformance.
Parking Required	41 spaces required.	In Conformance. 67 spaces provided.
Handicapped Parking Required	3 spaces required.	In Conformance. 3 spaces provided.

ORDINANCE PROVISIONS (UDC, SH-360 Corridor Overlay & Appendix F)	UDC, SH-360 CORRIDOR OVERLAY & APPENDIX F REQUIREMENTS	SITE PLAN CONFORMANCE
Primary Façade Surface with or without Entrance	Offsets for horizontal and vertical articulation must be used. (Appendix F, Section 2.A.6)	In Conformance.
EFIS or Stucco Allowance	20% maximum of any exterior wall of the building (Appendix F, Section 2.B.1)	In Conformance.
Minimum Stone Requirement	25% min. for all primary facades. (Appendix F, Section 2.B.3)	In Conformance.
Arcades, covered walkways, architectural awnings, canopies or porticos	Required along 50% of the primary façades along State Hwy 360 (Appendix F, Section 2.D.1)	In Conformance.
Roof Profile Variation for Articulated Elements	Stepped-down features accepted for variation in roof profiles. (Appendix F, 2.D.2)	In Conformance.
Side and rear facades shall be finished in a similar color and texture as the main front façade.	Color renderings have been submitted for all facades. (Appendix F, Section 2.D.3)	In Conformance.

REQUESTED APPEALS BY APPLICANT:

The applicant is not requesting any appeals.

RECOMMENDATION:

The Development Review Committee recommends approval of this request for a site plan and specific use permit for retail with mini-storage facility in accordance with all Unified Development Code requirements.