

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 7, 2016

Chief City Planner Jim Hinderaker presented the following case reports and gave a Power Point presentation on cases SU151001A and S161101.

Item #12-SU151001A - Specific Use Permit Renewal - Auto Care Central (City Council District 2). Chief City Planner Jim Hinderaker presented the following case reports and gave a Power Point presentation to renewal of Specific Use Permit No. 829B (Ordinance No. 9953-2015) permitting the operation of a Used Auto Sales lot. The 1.23 acre property, addressed as 520 W. Pioneer, is generally located on the north side of Pioneer Pkwy and east of S. Carrier Pkwy. The property is zoned Planned Development 56 (PD-56) District. The agent is Rick Sala and the applicant is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central.

Mr. Hinderaker stated Auto Care Central is an existing general automotive repair facility on 1.3 acres. The facility has 6 overhead doors on the west and east sides of the building. All repairs are done indoors. The applicant is requesting permission to add Used Auto Sales to their certificate of occupancy. No major operational changes will occur with the addition of Used Auto Sales. The parking area will expand and parking spaces will be designated for inventory and display vehicles. They will not be doing major repair work to the vehicles that will be for sale, only minor repair. Auto Related Businesses are required 1 space per 400sqft of building area. Auto sales businesses require 1 space per 400sqft of building as designated customer parking spaces. The proposed site plan will expand the parking area to the north side of the property. The applicant is required to have 18 parking spaces. The applicant is providing 37 parking spaces and 43 inventory and display vehicle parking spaces.

Mr. Hinderaker stated the Unified Development Code requires a Type 1 masonry screening wall to be placed on property lines adjacent to residential property; however, the site plan, approved in 2009, allowed for a living screen along the west property line. Staff has no objection to the continuation of a living screen and shrubs approved previously. The proposed site plan shows adequate landscaping. Staff will need to review and approved a final landscape design with details prior to approval of any building permit or certificate of occupancy.

Mr. Hinderaker stated the Development Review Committee recommends for the indefinite renewal of Ordinance No. 9953-2015.

Item #14-S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Consider a request to approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc.

Mr. Hinderaker stated the applicant is proposing to construct a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District. City Council approval of a Site Plan is required for new development in a planned development district. The site will be accessed by an existing drive on W Pioneer Parkway. One parking space is required for every 275 square feet; the 15,206-square-foot building requires 56 parking spaces. The applicant is providing 56 and meets the parking requirement. The proposed development meets the landscape and screening requirements.

Mr. Hinderaker stated the Development Review Committee recommends approval subject to the conditions noted in the staff report.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Property owner Nadar Faroukhrouz was present representing the case and to respond to questions from the Commission. Mr. Faroukhrouz stated they are requesting an appeal to the masonry requirements for back of the property, which would not be visible from the street. He noted other businesses along Pioneer Parkway that are not 100% masonry.

Commissioner Moser asked if the Auto Care Center was 100% masonry.

Mr. Faroukhrouz replied yes.

Commissioner Spare asked if the applicant would be willing to increase the landscaping and add additional trees on the rear of the property.

Mr. Faroukhrouz replied yes he would be willing to add the additional landscaping.

There being no further discussion on the case SU151001A, Commissioner Spare moved to close the public hearing and approve case SU151001A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Connor, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**

There being no further discussion on the case S161001, Commissioner Spare moved to close the public hearing and approve case S161001 granting the applicants appeal to the masonry

requirements and require the applicant to increase the landscaping and tree requirements by 20%, motion seconded by Commissioner Womack.

Commissioner Conner stated by granting the applicant's appeal to the masonry requirements, we could be setting precedence for future development.

Commissioner Womack asked if this case could be tabled in order for staff to work with the applicant. Commissioner Womack moved to table case S161001 to the December 5th P&Z meeting, seconded by Commissioner Moser. The action and vote being recorded as follows:

Motion: Womack

Second: Moser

Ayes: Connor, Johnson, Lopez, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**