

PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016

PUBLIC HEARING AGENDA Item #17- S161203 - Site Plan - M-Electric (City Council District 1).

Senior Planner Charles Lee presented the case report and gave a Power Point presentation to a site plan for an 18,000 square foot office /warehouse building on one lot on 2.126 acres. The 2.126-acre property, is generally located at the southeast corner of Roy Orr Boulevard and W. Rock Island Road (3595 Roy Orr Boulevard). The property is zoned Light Industrial (LI) District and lies within the State Highway 161 (SH-161) Overlay Corridor District. The applicant is Edward Eckart, Goodwin & Marshall and the owner is Mike Meierhofer, Meierhofer Electric, LLC.

Mr. Lee stated the applicant seeks to construct and operate an 18,000 sq. ft. two-story office/warehouse facility. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The single tenant building is intended to accommodate a professional electrical contracting business. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Access to the subject property will be from two proposed commercial driveways from Roy Orr Boulevard extending eastwardly and turning northward connecting to Rock Island Road. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse ratio. Being 1 space per 325 sq. ft. for office uses and 1 per 1,000 sq. ft. for the remaining warehouse portion of the facility. Including the upper mezzanine area; the warehouse portion is 18,000 sq. ft. requiring 18 spaces with the reaming 3,000 sq. ft. designated for office uses; requiring 10 spaces for a total of 28 required parking spaces. The applicant provided 33 spaces. Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete panel waterproof masonry/concrete textured wall and provides stone veneer along the first floor exterior wall stone veneer-wall construction. The building will feature fifteen feet articulation on the south side visible from Roy Orr Boulevard and provide alternating textured and colored concrete panels, solar shades and decorative metal frame windows.

Mr. Lee stated the proposed site exceeds the minimum landscaping requirements for LI zoned property. 30' feet landscape buffers are proposed along Rock Island Road and Roy Orr Boulevard. A total of 7,285 sq. ft. of irrigated landscaping is being provided including 15 trees, perimeter shrubbery, and additional plantings throughout the development including two parking lot trees. The applicant is proposed to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The enclosure conforms to city standards. Just north and east of the dumpster enclosure, the applicant request temporary outside storage for miscellaneous business related equipment. This area shall be screened via and 8' wooden fence. The applicant will be participating in designated roadway improvements for Rock Island Road & Roy Orr Boulevard. Engineering has been coordinating with the applicant in providing the necessary documents and other processes associated with the roadway infrastructure improvements.

Mr. Lee stated the Development Review Committee recommends approval of the request.

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

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case S161203 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Spare

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**