

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Hangar on Lot 33R of the Aero Country East Addition, Located at 9409 Learjet Lane

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed façade plan appeal may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends denial of the proposed façade plan appeal due to the proposed elevations not being finished per the special ordinance provision of the PD Zoning.

APPLICATION SUBMITTAL DATE: July 25, 2016 (Original Application)

ITEM SUMMARY: The applicant is requesting approval of a Façade Plan Appeal for one hangar (Lot 33R) located in the Aero Country East Addition.

The Façade Plan Appeal is being requested because the proposed east elevation features a 100% metal façade while not being screened from view of the eastern property line (Virginia Hills Subdivision).

A site plan for Aero Country East Phase 1 was approved in 2013 (09-059SP) and subsequently revised in 2016.

COMPLIANCE WITH ARCHITECTURAL STANDARDS: As part of the PD zoning (PD 2008-11-106) that covers the Aero Country East development, the east elevation of a hangar must be constructed of 100% masonry unless a townhome unit has been constructed between the hangar and the eastern property line at the time of building permit application. As proposed the applicant is requesting to utilize a 100% metal façade on the east elevation, which does not meet the special ordinance provision of the PD Zoning.

When considering a Façade Plan Appeal the Planning and Zoning Commission shall consider the following factors in determining the extent of any exception to be granted:

1. The extent to which the application meets other specific standards of this ordinance;

2. The extent to which the application meets the spirit and intent of this ordinance through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
3. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project which could be built in conformance with the standards of this ordinance;
4. The extent to which the proposed project accomplishes City goals; and
5. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

As proposed and currently constructed the hangar does not meet the special ordinance provision of the PD Zoning requiring 100% masonry on the east elevation when not screened from view of the eastern property line. The hangar was originally approved and permitted with the east elevation meeting the masonry requirement, however the building was not constructed per the approved elevations. In Staff's opinion the requested façade plan appeal is serving as convenience to the applicant for economic reasons and that it does not meet the spirit and intent of the masonry requirement. As such, Staff recommends denial of the proposed façade plan appeal.

IMPACT ON EXISTING DEVELOPMENT: Staff believes the proposed design would have no significant negative impact on existing developments surrounding the subject property.

MISCELLANEOUS DISCUSSION: A façade plan appeal shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship. In Staff's opinion the appeal serves as a convenience to the applicant and is being requested for economic reasons.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of this request.

ATTACHMENTS:

- Location Map
- Letter of Intent
- Architectural Elevations
- PowerPoint Presentation