

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Eleana Galicia, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility (Honest Auto Service), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 4, 2016 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed specific use permit due to the lack of compatibility with surrounding land uses.

However, should the specific use permit request be approved, the applicant is requesting approval of the following special ordinance provisions:

1. An auto body repair shop shall be permitted on the subject property.
2. The property shall generally develop in conformance with the attached site layout exhibit.

APPLICATION SUBMITTAL DATE: July 25, 2016 (Original Application)
August 8, 2016 (Revised Submittal)
August 11, 2016 (Revised Submittal)
August 16, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a 5,202 square foot automotive repair shop (Honest-1 Auto Care) on approximately .65 acres, located approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway.

The applicant has submitted an associated rezoning request (16-233Z) to rezone the subject property from "C1" – Neighborhood Commercial District to "C2" – Local Commercial District to allow for the automotive repair shop through approval of a specific use permit. Approval of the specific use permit shall be contingent upon review and approval of the associated rezoning request. As part of the specific use permit

request, the applicant has submitted a site layout exhibit, which details the location of overhead doors along the east and west sides of the building, screening devices, and overnight parking spaces located on the east side of the building. The applicant has included architectural elevations of the proposed automotive repair shop for informational purposes only.

On August 23, 2016, the Planning and Zoning Commission voted 7-0-0 to table the item and continue the public hearing to the September 13, 2016 Planning and Zoning Commission meeting per the applicant’s request.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C1” – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 99-07-53 (Commercial Uses)	Virginia Parkway Professional Office Center
South	“PD” – Planned Development District Ordinance No. 2002-06-055 (Commercial Uses)	Undeveloped Land
East	“C1” – Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
West	“SUP” – Specific Use Permit Ordinance No. 2013-04-038 (Commercial Uses), and “PD” – Planned Development District Ordinance No. 2005-12-132 (Commercial Uses)	Bahama Bucks

SPECIFIC USE PERMIT: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses.
- Adaptability of building structures to the proposed use.

- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage.
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use.

Staff has evaluated the request based on the above mentioned parameters and feels that the site is not appropriate for the proposed automotive repair shop, as it will not remain compatible with the surrounding land uses. Staff has additional concerns that the approval of this use could encourage similar service or non-retail uses in the vicinity which would discourage a consistent development pattern optimal to support existing and future office uses.

IMPACT ON EXISTING DEVELOPMENT: The subject property in which the applicant intends to construct and operate an automotive repair shop is situated near neighborhood commercial uses, however it is predominantly surrounded by existing office uses and properties that are undeveloped and zoned for office uses. The properties located north of the subject property consist of professional and medical office uses (Virginia Parkway Professional Office Center), the property located west consists of a restaurant with a drive-thru window (Bahama Bucks), while the property to the east remains undeveloped. The properties located south of the subject property are predominantly undeveloped, and are zoned “PD” – Planned Development District (PD Ordinance No. 2002-06-055) with a base zoning of “O” – Office District that allows for limited retail uses.

The area surrounding the subject property was originally intended primarily for office uses, however subsequent rezoning requests have allowed for supporting retail. Staff has concerns that approval of this use would encourage similar, intensive, automobile-related uses in the vicinity, and would detract from the commercial office identity that has already developed in the surrounding area. Staff is of the professional opinion that the automotive repair shop would not remain compatible with existing and future surrounding land uses, and as such, Staff recommends denial of the proposed specific use permit for an automotive repair shop.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed auto body repair shop. The site circulation, parking, loading, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. The applicant has proposed to utilize a 6’ plant living screen to screen the view of the overhead doors and the overnight storage of vehicles from view of public right-of-way and nonresidential properties. The request to utilize a 6’ living plant screen will be considered by the Planning and Zoning Commission during the site plan review process. If this specific use permit request is approved, the applicant will be required to receive approval of an associated site plan and landscape plan package meeting all regulations stipulated in the Zoning Ordinance prior to issuance of a building permit.

ACCESS/CIRCULATION:

Adjacent Streets: Virginia Parkway, 120' Right-of-Way, Major Arterial

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Draft 08.23.16 PZ Minutes
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed SUP Exhibit
- Architectural Elevations (Informational Only)
- PowerPoint Presentation