



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 1, 2018

SUBJECT: ZC 2017-16 Public hearing and consideration of a request from M.J. Wright & Associates, Inc., for a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development at 8300 Starnes Road, being 0.543 acres described as Lot AR2, Block 2, Crestwood Estates Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Ginger Curtis, M.J. Wright & Associates, Inc., is requesting a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development on 0.543 acres located at 8300 Starnes Road.

GENERAL DESCRIPTION:

The site under consideration is located on the south side of Starnes Road, just west of Davis Boulevard. The site is the former location of Fire Station 1, which was constructed about 1985. Since Fire Station 1 was moved to a new location on Shadywood Lane in 2006, the building has been used for various city services, including Parks Department field offices and storage. In August 2017, the property was sold to Urbanology Designs. The new owner proposes to remodel the interior and exterior of the building for the offices of an interior design firm called [Urbanology Designs](#).

A complete site plan package for the proposed development is attached. Planned improvements to the site include renovations to the interior and exterior of the 4,421-square-foot building, pavement for additional parking spaces, and reconstruction of a portion of the sidewalk. The landscaped areas cover 35% of the lot, most of which is in the rear of the property due to its former use as a fire station. The site has driveway access from Starnes Road, with parking areas in the front and rear of the building.

The applicant submitted a separate site plan application in October 2017. During the review of the site plan, the Development Review Committee identified several current standards that would apply due to the anticipated value of the renovations. The zoning ordinance provides thresholds based on building improvement value for determining the applicability of certain design and development standards for existing buildings. The table below summarizes these standards.

STANDARD	NOTES	VALUE
Outdoor lighting Sec. 118-728	Replacement of noncompliant outdoor lighting fixtures on building and site	50% of current TAD appraised value of the improvement
Masonry screening walls Sec. 118-871	Construction of masonry screening wall between residential and commercial development	
Nonresidential construction Sec. 118-691	Renovation of exterior building materials and colors, architectural design, and ornamentation features	75% of current TAD appraised value of the improvement
Parking lot surface Sec. 118-831	Paving all required and non-required parking areas with concrete or asphalt materials	
Landscaping Sec. 114-71	Compliance with all site and parking lot landscaping and buffer yard standards	

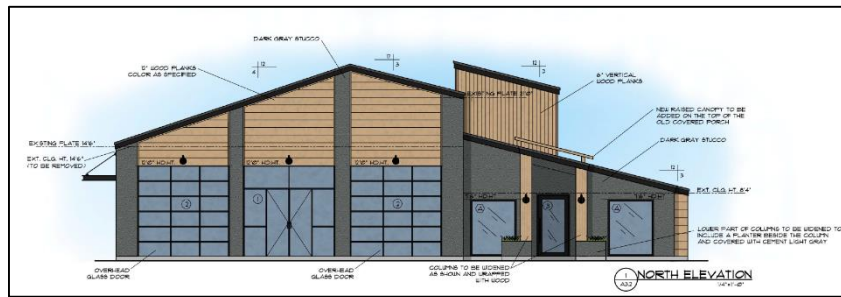
The application for rezoning to the RD-PD district provides an opportunity to address modifications to specific site development and building design standards for the site. These items are described in more detail below. All other development standards have been satisfied.

Building materials

Section 118-693 of the zoning ordinance establishes minimum standards for exterior wall materials and masonry coverage. The approved masonry materials are divided into Group A and Group B categories. At least 70 percent of the masonry materials on each elevation must be a Group A material, which includes brick, natural stone, cultured stone, and ceramic block. Stucco and EIFS are considered Group B materials, which are limited in use to a maximum of 30% of the masonry material on each elevation. Accent materials, such as metal, tile, or cementitious fiberboard, are limited in use to a maximum of 15% of each elevation. Wood-based products are prohibited as a primary material.

The applicant proposes to use wood planks on all four elevations and stucco on the front elevation. The existing building has wood planks as an exterior wall material on all four elevations, and the wood planks are proposed to be replaced with a new wood material. In addition, the brick on the front elevation is proposed to be replaced with dark gray stucco.

The use of wood and stucco affects the percentage of masonry coverage on the building. The proposed building design results in a lower percentage of masonry coverage on the front and west elevations, and a higher percentage of stucco on the front elevation. In addition, the percentage of wood is higher on all four elevations, but it matches the existing amount of wood material already on the building.



Exterior colors

The zoning ordinance requires that the exterior colors of buildings be low reflectance, subtle, and neutral earth-tone colors. Colors such as black, bright, or pure tone primary or secondary colors are permitted as accent colors on a building. The applicant proposes to use black paint as the main color on the brick surfaces on the side and rear elevations of the building. The use of black paint color requires specific approval as part of the planned development zoning district.

Screening walls

Section 118-871 of the zoning ordinance establishes requirements for masonry screening walls. This section requires that a 6-foot tall masonry screening wall be provided on the common property line between this site and the residential lots to the west.

At the time the building was constructed, the zoning ordinance required either a masonry screening wall or a wood stockade fence be constructed as a screening device. The existing fence is a wood stockade fence, and the applicant is requesting that the existing fence be used to satisfy the screening requirement.

Landscaping and buffering

The fire station was constructed in 1985, and the site satisfied the landscaping standards in effect at that time. The zoning ordinance required that 10% of the site be maintained as a landscaped open area. The site exceeds that standard, but is legally nonconforming to current standards.

There were not any adopted buffering regulations in effect in 1985. However, the site includes a 15-foot wide buffer yard on the west side of the property adjacent to the existing residential lots.

The applicant is requesting that the existing landscape plan be approved as part of the planned development district.

Planned development conditions

The following are the proposed conditions of approval for this planned development application. Any other conditions recommended by the Planning and Zoning Commission will be included in the proposed ordinance considered by City Council.

1. *Permitted land uses.* Uses permitted in this RD-PD district shall be limited to those permitted in the O-1 Office zoning district.



2. *Site development standards.* Development of the property shall comply with the development standards of the O-1 Office zoning district and the standards described below.
 - a. Landscaping shall be as shown on the attached site plan.
 - b. The existing wood stockade fence located along the west property line shall be maintained as the required screening fence between residential and non-residential property. Maintenance or repair of the fence as a screening fence is the responsibility of the non-residential property owner. If the non-residential property owner removes or replaces the fence, the new fence must comply with the standards contained in Section 118-871 of the zoning ordinance.
 - c. Exterior lighting fixtures shall be replaced with fixtures that comply with the standards contained in Section 118-728 of the zoning ordinance.
3. *Building design development standards.* Development of the property shall comply with the development standards of the O-1 Office zoning district and the standards described below.
 - a. Stucco and wood materials may be used on the exterior walls of the building in proportions and locations indicated on the attached building elevations.
 - b. The brick surfaces on the side and rear elevations of the building may be painted black in color. The use of black paint on the front elevation of the building shall be limited to building trim, door and window frames, canopies, and other accent areas.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Retail.” This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned C-1 Commercial.

PROPOSED ZONING: The proposed zoning is RD-PD Redevelopment Planned Development following the O-1 Office district land uses and development standards. The proposed change is intended to allow for modifications to the building design and site development standards for the property.

SURROUNDING ZONING | LAND USE:

- North:** C-1 Commercial | Retail (Gateway Church)
- West:** R-2 Single-Family Residential | Low Density Residential
- South:** C-1 Commercial | Retail (Daycare / Preschool)
- East:** C-1 Commercial | Retail (McDonald’s/Chevron)

PLAT STATUS: The property is currently platted as Lot AR2, Block 2, Crestwood Estates Addition.



CITY COUNCIL: The City Council will consider this request at the February 12, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2017-16.