



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** April 24, 2017

**SUBJECT:** ZC 2017-04, Ordinance No. 3459, 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 on 1.40 acres located at 8409 Harwood Road.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Carlos Dorris and Jeff Wood, M.J. Wright & Associates, Inc., is requesting a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development for a Recreational Vehicle (RV) storage facility on 1.40 acres located at 8409 Harwood Road.

### **GENERAL DESCRIPTION:**

The site under consideration is located in the northern portion of the Boulevard 26 and Harwood Road intersection. The site is presently developed as a self-service car wash, which was built in approximately 2001. It is situated behind an automotive repair shop and convenience store with fuel sales on Harwood Road, and a quick service restaurant on Boulevard 26. The owner proposes to construct a building on the site for the storage of recreational vehicles.

A complete site plan package for the proposed development is attached. Planned improvements to the site include a 14,767-square-foot building with 21 enclosed parking areas for recreational vehicles. The building is proposed to be constructed behind the car wash and vacuum building and adjacent to the northwest property line. The landscaped areas cover 11.8% of the lot, which includes existing and new landscaped areas. The site does not have direct driveway access from Boulevard 26 and Harwood Road, but access is provided through dedicated easements on the adjacent lots. Several driving aisle connections between the properties will be converted to landscaped areas to direct traffic to the dedicated access easement. The site plan includes two exhibits that illustrate maneuvering and turning movements on the site for Class A/Fifth Wheel and Class B/C types of motorhomes and recreational vehicles.

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

***Land use***

The permitted land uses in the planned development district would include the existing self-service car wash and the proposed vehicle storage facility for recreational vehicles. A special use permit for a car wash was approved on January 27, 2000, by Ordinance No. 2457. Any other use permitted in the C-1 Commercial district would also be allowed.

***Building setbacks***

The property abuts residential uses on the north and west sides. The property to the north is developed as a senior independent living facility, and the property to the west is developed as an apartment complex. Since both properties are developed as residential uses, the zoning ordinance requires a 35-foot building setback adjacent to the common property lines. The applicant is requesting that the building location shown on the site plan be approved as part of the planned development district.

***Landscaping***

At the time the car wash was constructed, the site satisfied the landscaping and buffering standards because the requirements were based on the developed portion of the lot. Since a new building is being proposed, the standards will now apply to the entire site.

The landscaping and buffering regulations require that 15% of the lot area be maintained as a landscaped area. In addition, due to the residential adjacency noted above, the regulations require a 15-foot landscaped buffer yard adjacent to the residential properties. The landscaped area on the site is 11.8%, and the proposed building location does not provide room for the buffer yard. The applicant is requesting the landscape plan be approved as part of the planned development district.

The attached landscaping plan includes existing and new landscaped areas. A continuous landscaped median would be created along the northeast boundary of the site, which also serves to reduce cross-traffic through the site by directing vehicles to the dedicated public access easements on the site.

***Building design***

The original proposed building design did not conform to all architectural standards for exterior appearance, as the applicant indicated that the design of the building is intended to be consistent with the design of the car wash buildings on the site. However, at the Planning and Zoning Commission hearing, the applicant proposed a building revised design that brings it closer to compliance with established design standards.

The revised design has exterior walls faced with brick and split-faced block, including decorative brick features on all elevations. Parking bay doors would be 12'x14' in size, constructed of metal with a saddle tan factory-finish color, and chain assisted lifting. Gooseneck light fixtures have been added to the front and side elevations, and standard wall pack lighting has been added to the rear elevation. Signage is limited to 150 square feet on the front façade of the building, and would be designed as channel-cut or



reverse channel letters of 36 inches in height. Signage on each parking bay is limited to one 3-inch letter or number located on the door jamb.

***DRC recommendation***

The Development Review Committee's recommendation for denial of the zoning application is based on the following.

1. The current development policy in North Richland Hills is to monitor closely the number and location of new automobile-related uses in order to reduce their proliferation and evaluate their effects on the community. To implement this policy, most automobile-related uses are subject to approval of a Special Use Permit or other zoning action. One criterion used by DRC, the Planning and Zoning Commission, and City Council has been whether the use replaces and upgrades an existing like-use. For example, redevelopment of an existing car wash site is preferred over a new car wash developing on vacant land. While the site under consideration is currently developed as a car wash, the proposed recreational vehicle storage use is considered a new use of the property.
2. There is adequate market coverage of automobile and vehicle-related businesses in the general area.
3. Alternative locations exist for the storage of recreational vehicles at self-storage facilities in the general area.

***Planned development conditions***

The following are the proposed conditions of approval for this planned development application as recommended by the Planning and Zoning Commission. These conditions are included in proposed Ordinance No. 3459.

1. *Permitted land uses.* Uses permitted in this RD-PD district shall be limited to those permitted in the C-1 Commercial zoning district with the addition of the following:
  - a. Self-service car wash
  - b. Vehicle storage facility for recreational vehicles
2. *Site development standards.* Development of the property shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.
  - a. Building location and setbacks shall be as shown on the attached site plan.
  - b. Landscaping shall be installed as shown on the attached landscape plan. The landscaping must be installed prior to the issuance of a certificate of occupancy.
3. *Building design standards.* Building design and appearance shall comply with the attached building elevations and the standards described below.

- a. Overhead doors shall have a factory finish saddle tan color. The doors may be operated by electric motor or chain assisted lifting.
  - b. Outdoor lighting on the building shall be installed as shown on the building elevations.
  - c. The existing drop-lens light fixtures in the car wash and vacuum shed bays shall be replaced with recessed or lower-profile canopy fixtures.
  - d. The meter and utility bank on the building shall be painted to blend in with the color of the building.
4. *Signage standards.* The design and appearance of building signage shall comply with the attached building elevations and the standards described below.
- a. Signage shall be limited to the front façade on the building in the area shown on the elevation drawings.
  - b. Signage shall be channel-cut. Reverse channel lettering may be permitted with white or off-white back light color.
  - c. The area of the sign shall not exceed 150 square feet, with a maximum letter height of 36 inches.
  - d. Parking bay identification signage shall be limited to one 3-inch tall letter or number located on the door jamb.
5. *Operational standards.* The operation of the vehicle storage facility for recreational vehicles shall comply with the following standards.
- a. Recreational vehicles stored in the facility must not be used for overnight sleeping or living accommodation.
  - b. Repair or maintenance work on recreational vehicles is not permitted on the property. This standard does not apply to preparation for storage or removal of such items from the site.
  - c. All recreational vehicles must be in working and driving condition.
  - d. Vehicles must not be displayed as “for sale” on the site.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as “Commercial.” This designation is intended to permit a variety of commercial uses including automobile-related services, retail trade, and business service establishments with outside storage, display, and sales. Outside uses are required to be buffered from residential uses and public views.

**CURRENT ZONING:** The property is currently zoned C-1 Commercial. A special use permit for a car wash was approved on January 27, 2000, by Ordinance No. 2457.



**PROPOSED ZONING:** The proposed zoning is RD-PD Redevelopment Planned Development. The proposed change is intended to allow the development of the site as a vehicle storage facility for recreational vehicles and establish site and building design standards for the property.

**SURROUNDING ZONING | LAND USE:**

**North:** Planned Development (PD-27) | High Density Residential /Multi-family  
**West:** Planned Development (PD-25) | High Density Residential /Multi-family  
**South:** C-1 Commercial | Retail and Commercial  
**East:** C-1 Commercial | Retail

**PLAT STATUS:** The property is currently platted as Walker Branch Addition, Block 1, Lot 4R.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the April 6, 2017, meeting and voted 5-1 (Bowen) to recommend approval, subject to the revised building design and the stated planned development conditions.

**RECOMMENDATION:**

Deny Ordinance No. 3459.