

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 15, 2018

SUBJECT: ZC 2017-17 Public hearing and consideration of a request from High Line Group for a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development at 6904 NE Loop 820, being 0.799 acres described as Lot 3B1, Block 25, Snow Heights Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of NRH Partners, Ltd., High Line Group is requesting a zoning change from C-1 Commercial to RD-PD Redevelopment Planned Development on 0.799 acres located at 6904 NE Loop 820.

GENERAL DESCRIPTION:

The site under consideration is located on the south side of NE Loop 820, at the southwest corner of the frontage road and Vance Road. The site is the former location of a National Tire and Battery automobile repair shop, which was constructed in 1994. The applicant proposes to renovate and remodel the building for general offices and contractor offices.

A complete site plan package for the proposed development is attached, which includes a narrative description of the project. Planned improvements to the site include renovations to the interior and exterior of the 11,778-square-foot building, addition of a glass storefront and landscaped areas, modifications to the location of parking spaces and the refuse container enclosure, and the addition of a multi-tenant monument sign.



View of building from NE Loop 820 frontage road



The site has driveway access from the NE Loop 820 frontage road and Vance Road. Landscaped areas cover approximately 21% of the lot, and the proposed improvements would include hardscape elements of the Freeway Corridor Overlay district. A 10-foot



wide buffer yard and an eight-foot tall masonry fence are located adjacent to the south property line between this property and the residential lots on Corona Drive.

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.

Land uses

The proposed uses for the building include general offices and contractors offices with shop and garage. The property is currently zoned C-1 Commercial, and contractors offices with shop and garage are not permitted in that zoning district. The applicant is requesting a zoning change to the RD-PD district to allow for the mix of uses in the building.

The general office space is intended for a design firm called [The High-Line Group](#). The contractors' office uses currently planned are a general contractor's office ([Northridge Construction Group](#)) and an electrical contractor's office ([Ridgeline Electric](#)), which include indoor storage areas for tools and inventory. Two of the businesses are presently located in the office tower located across NE Loop 820 from the site under consideration. Future tenants, however, would not be limited to these specific businesses.

Since contractors office uses were proposed, the Development Review Committee requested information about how many and what types of vehicles would be parked overnight on the property. The applicant has indicated that the electrical contractor would have up to two vans parked overnight on the site in front of their storefront.

Parking spaces

At the time the building was constructed, the site included 37 parking spaces. During the expansion of NE Loop 820, the site lost 11 parking spaces due to the purchase of right-of-way from the property. The site currently has 26 spaces, of which nine spaces do not meet the minimum parking space dimensions.

Based on the proposed uses for the building, the site is required to provide 34 parking spaces. The applicant proposes to reconfigure the existing parking spaces and add five parallel parking spaces at the rear of the lot. This would result in 28 parking spaces being provided on the site. The applicant is requesting that the 28 parking spaces be approved as the parking standard for the planned development district.

Signs

The property is located in the Freeway Corridor Overlay zoning district. Pole signs are permitted in this district, which would allow for a 65-foot tall, 300-square foot sign on the property. The applicant proposes to use a multi-tenant monument sign on the property in lieu of the pole sign, and agrees to waive their right to the pole sign.

A conceptual drawing of the monument sign is included in the site plan exhibits. The proposed sign is approximately 81 square feet in area and 7 feet 2 inches in height. The code standards for multi-tenant monument signs allow a structure size of 100 square feet

and height of 8.5 feet. The applicant is requesting that the conceptual sign design and general multi-tenant monument sign size parameters 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 C-1 Commercial zoning district with the addition of the following:
 - a. Contractor's office with shop and garage
2. *Site development standards.* Development of the property shall comply with the site 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. All landscaping and irrigation must be installed prior to the issuance of a certificate of occupancy.
 - c. At least twenty-eight (28) parking spaces shall be provided on the site.
 - d. A monument sign may be constructed on the site. The monument sign shall not exceed the maximum area and maximum height standards contained in Section 106-13 of the sign regulations. Pole signs are prohibited on the property.
 - e. 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 building design standards of the C-1 Commercial zoning district and the standards described below.
 - a. Building design and appearance shall be as shown on the attached building elevations. Building materials shall comply with Section 118-693 of the zoning ordinance.
 - b. Wood materials may be used on the fenced patio area of the building in proportions and locations indicated on the attached elevations.
 - c. The south elevation of the building may include one overhead door.
4. *Operational standards.* The operation of the property shall comply with the following standards.



- a. Up to two (2) vehicles may be parked overnight on the property. The vehicles must be parked in spaces adjacent to the building.
- b. All inventory, merchandise, and equipment shall be stored inside the building. The outside storage or display of inventory, merchandise, or equipment is prohibited on the property. This standard does not apply to the vehicle parking described in this section.

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 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.

PROPOSED ZONING: The proposed zoning is RD-PD Redevelopment Planned Development following the C-1 Commercial district land uses and development standards. The proposed change is intended to authorize the contractor's office uses and allow for the modifications to the building design and site development standards for the property.

SURROUNDING ZONING | LAND USE:

North: C-1 Commercial (across NE Loop 820) | Office (multi-story building)
West: PD Planned Development | Commercial (vacant)
South: R-2 Single-Family Residential | Low Density Residential (Snow Heights)
East: C-1 Commercial | Commercial (CPA office)

PLAT STATUS: The property is currently platted as a portion of Lot 3B, Block 25, Snow Heights Addition. No revisions to the plat are required at this time.

CITY COUNCIL: The City Council will consider this request at the February 26, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2017-17.