



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 19, 2017

SUBJECT: ZC 2016-21 Public Hearing and consideration of a request from Ahlers Properties, LLC, for a zoning change from OC Outdoor Commercial and C-2 Commercial to RD-PD Redevelopment Planned Development at 7707 and 7709 Davis Boulevard, being 1.4832 acres described as College Acres, Lot 1B and part of Lot 1.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Ahlers Properties, LLC, is requesting a zoning change from OC Outdoor Commercial and C-2 Commercial to RD-PD Redevelopment Planned Development on 1.4832 acres located at 7707 and 7709 Davis Boulevard.

GENERAL DESCRIPTION:

The site under consideration is located on the west side of Davis Boulevard just south of Green Valley Drive. The site is presently developed with a single-story building and was once used as a landscaping company. The owner proposes to renovate the building on the site to house the office of their roofing company and provide additional space for lease to an office or retail business.

Site plan exhibits for the proposed development are attached. Planned improvements to the site include renovation of the 4,550-square-foot building and construction of a new 26-space parking lot on the south side of the building. The site currently has two driveways on Davis Boulevard. The northern driveway would be removed to create a larger landscaped area and sidewalk in front of the building, as well as provide a location for a new monument sign. The southern driveway would remain and provide access to the parking lot. Future phases of the development indicate sufficient room for the development of two additional office buildings on the south side of the property.

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 roofing company offices with indoor warehouse storage. Outside storage of materials would not be permitted on the site. Any other use permitted in the C-1 Commercial district would also be allowed.

Landscaping

The landscape plan included with the application is conceptual in nature. Approval of a formal landscape plan by the Development Review Committee and installation of the landscaping would be required prior to the issuance of a certificate of occupancy for the building.

Screening wall

The property abuts a single family residential lot on the west side. This adjacency requires that a 6-foot tall masonry screening wall be constructed on the common property line. The owner is requesting that 6-foot cedar board fence be allowed in place of the masonry fence. The length of the common property line is 299.30 feet.

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. Roofing contractor office with indoor warehouse storage
2. *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 and buffering shall comply with Article III of Chapter 114 of the Code of Ordinances. A landscape plan must be approved by the Development Review Committee. Landscaping must be installed prior to the issuance of a certificate of occupancy.
 - c. 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.
 - d. A six-foot tall cedar board fence shall be installed along the west property line. The fence must use metal posts, metal brackets, and metal caps.
 - e. Outside storage or display is prohibited.



3. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or Concept Plan, as determined by the City Manager or his designee, shall require a revision to the approved Redevelopment Planned Development in the same manner as the original.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Retail,” which is intended to permit a variety of retail trade, personal and business services establishments, and offices.

CURRENT ZONING: The property is currently zoned OC Outdoor Commercial and C-2 Commercial.

PROPOSED ZONING: The proposed zoning is RD-PD Redevelopment Planned Development. The proposed change is intended to allow the redevelopment of the site and establish site and building design standards for the property.

SURROUNDING ZONING | LAND USE:

North: C-2 Commercial | Retail

West: R-3 Single Family Residential | Low Density Residential

South: C-1 Commercial | Retail

East: RI-PD Residential Infill Planned Development | Low Density Residential

PLAT STATUS: The property is currently platted as Lot 1B, College Acres Addition, and a portion of Lot 1, College Acres Addition.

CITY COUNCIL: The City Council will consider this request at the November 13, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2016-21.