

Staff Report

Agenda Date: September 27, 2023
Agenda Item: Variance Request 2002 Meridiana

Project Description: Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

Zoning Designation: Commercial

Building Official: Albert Cantu

SUMMARY

This request was made by Clifford Robinson for a variance to Master UDC Section 3.5.3.12 (b)-Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the SE corner of Mariana Parkway and currently Airline Road (CR48). New construction of a retail center.



- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Variance Request:

Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

- For a multi-tenant retail center, the applicant would like to change the façade of 65% transparency to approximately 33% on the Westside of the building facing the currently named Airline Road (CR48) to allow a tenant that has a large restaurant.
- If the Variance is denied this change would expose the back of restaurant for future tenant.
- Furthermore, this side of the building is 25+ ft away from the road with no public pedestrian access or path.

RECOMMENDATION

Staff recommend approval of the following variance.

- Section 3.5.3.12. Storefronts Sub-section (b) Transparency Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.
- Allow approximately thirty-three (33) percent transparency as requested on the Westside of the building only. The staff anticipates Airline Road (CR48) changing from a public road to a private drive. See future Major Thoroughfare Map.

