

Staff Report

Agenda Date: June 26, 2023
Agenda Item: Variance Request 2320 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 Marcel Meijer 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 Meridiana Parkway and Crystal View Drive. New construction of a retail center.



VICINITY MAP
KEY MAP NO. 402-J

- 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.

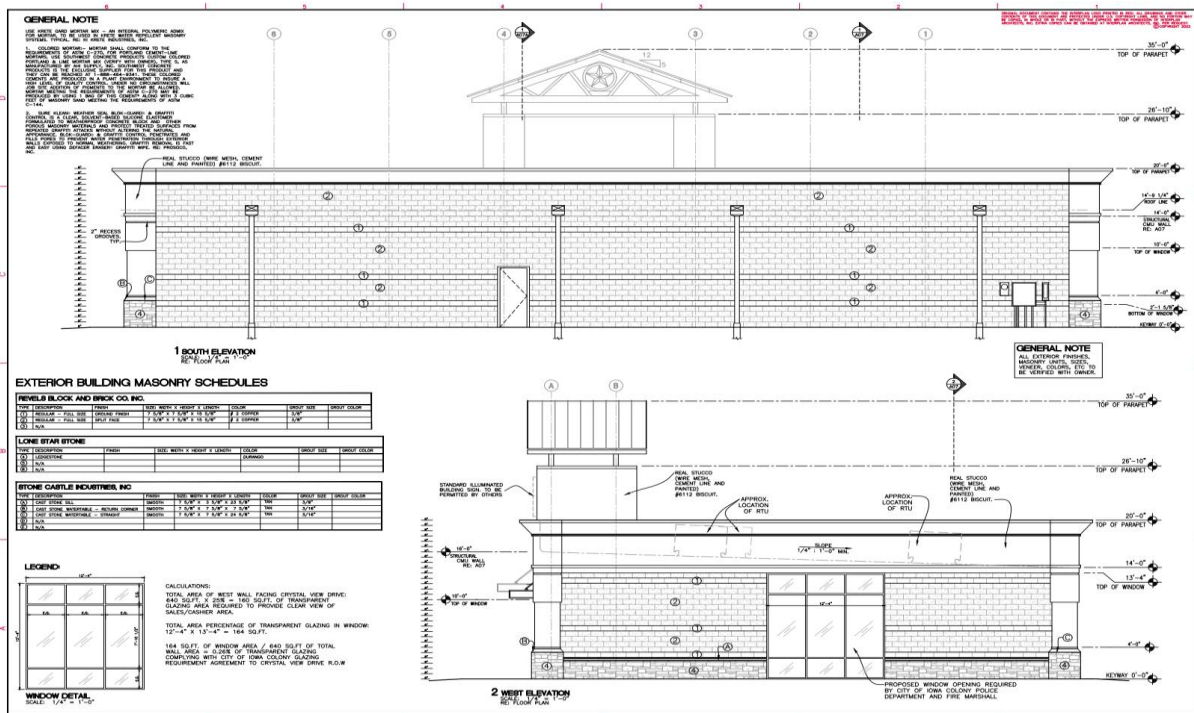
Variance Request:

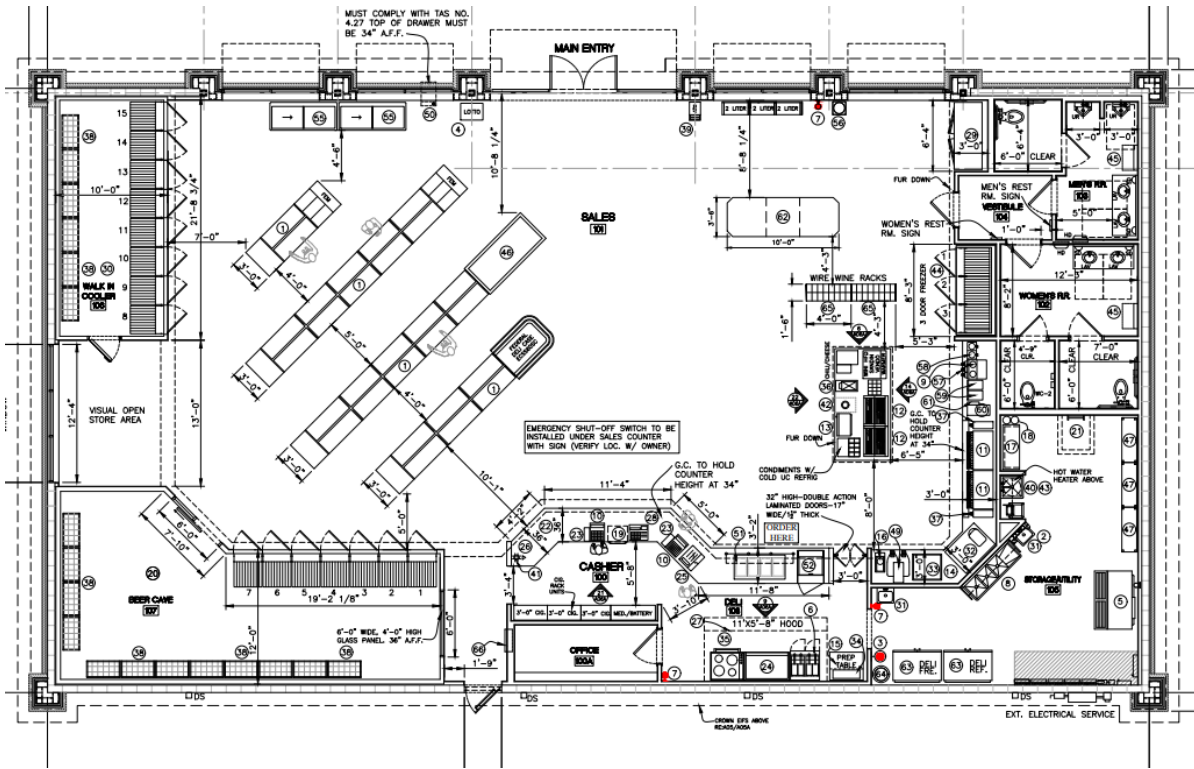
Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

The architectural floor plan does not allow for glazing walls on the East or the Westside of the building, as they enclose the walk in cooler and public restrooms. Please refer to the floor plan attached for reference.

Additionally, kindly consider that the use of this facility requires a level of security and privacy for all interior sales inventory, such as but not limited to, ATM Cash Unit, Lotto Tickets, Carton Cigarettes, Alcoholic Beverages and Cashier Safe.

This project is located at the corner of Meridiana and Crystal View Drive, the project complies with the North elevation facing Meridiana Parkway but not the West elevation facing Crystal View Drive.





RECOMMENDATION

On Tuesday June 6, 2023, this variance was taken in front of the Planning and Zoning (P&Z) Commission. During the meeting it was shown to the commission that this project did not meet the Unified Development Code Section 3.5.3.12. Storefronts Sub-section (b) Transparency. Due to the timeframe and the delay of this project, the P&Z Commission allowed city staff to work with the property owner and designer to come up with a design that would come close to meeting the intent of the UDC. We met with the designer of the project via phone and requested a minimum of 25% transparency with view to the point of sale. The designer made the adjustments as requested. City staff recommends that we allow this project to move forward with the transparency as designed on the Westside of the building facing Cystal View.

- 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.

Sincerely,

Albert Cantu, Building Official/Fire Marshal