

Surrounding Area

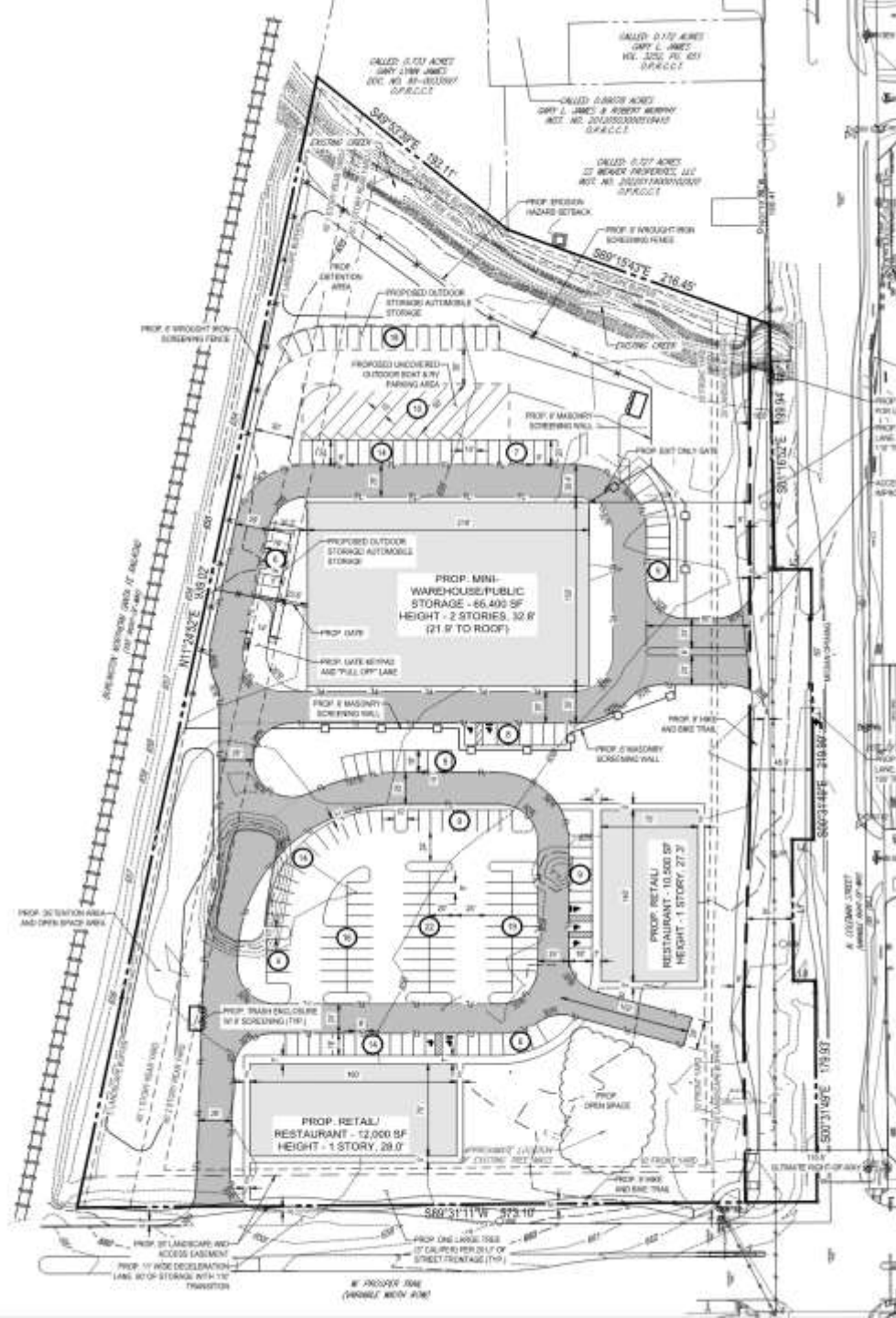
	Zoning	Current Land Use
Subject Property	Agricultural & Commercial	Residential
North	Commercial	Residential (Being Converted to Office)
East	Planned Development-24	Residential
South	Retail	Vacant
West	Planned Development-12	Residential



Proposal

Planned Development:

- Public Storage Facility
- Multi-Tenant Restaurant & Retail Buildings (2)



Permitted Uses

Base Zoning:

- Commercial District

Uses Allowed by Right:

- Automobile Storage
- Mini-Warehouse/Public Storage
- Outdoor Storage, Incidental
- Recreational Vehicle/Truck Parking Lot or Garage

All these uses require a Specific Use Permit in Commercial District

Parking

By Use:

- Restaurant: 1 Space per 100 SF
- Retail: 1 Space per 250 SF
- Mini Warehouse/Public Storage: 15 Spaces per Complex*
 - 4 Spaces per Complex + 1 Space per 300 SF of Office Area (Zoning Ordinance)

Provided:

- 160 Spaces (137 Required)
 - Restaurant (5,300 SF) – 53 Spaces
 - Retail (17,200 SF) – 69 Spaces
 - Mini-Warehouse/Public Storage (1 Complex) – 15 Spaces

Landscaping

Deviation:

- One large tree, three-inch caliper minimum, every 20 linear feet in required 25' landscape areas. (In PD)
- One large tree, three-inch caliper minimum, every 30 linear feet in required 25' landscape areas. (Zoning Ordinance)



	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
<p align="center">Northern Boundary (Adjacent to Commercial)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p align="center">Eastern Boundary (North Coleman Street)</p>	<p>Buffer: 25' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>	<p>Buffer: 25' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>
<p align="center">Southern Boundary (West Prosper Trail)</p>	<p>Buffer: 25' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>	<p>Buffer: 25' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 30 linear feet.</p> <p>Fifteen shrubs, minimum size five gallons each, every 30 linear feet.</p>
<p align="center">Western Boundary (NSF Railroad)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>

Screening

Northern Boundary:

- Public Storage Facility – 6' Wrought Iron Fence

Eastern Boundary:

- Public Storage Facility – 6' Masonry Wall
- Restaurant and Retail Buildings – Landscaping

Southern Boundary:

- Restaurant and Retail Buildings – Landscaping

Western Boundary:

- Restaurant and Retail Buildings – Landscaping
- Public Storage Facility – 6' Wrought Iron Fence

6' Masonry Wall at Front of Public Storage Facility

Architectural Standards

Building Materials:

- All buildings will be at a minimum 80% masonry, excluding glazing and door areas.









Conclusion

Notices:

- Friday, December 8

Citizen Response:

- 2 Letters of Opposition
- 1 Phone Call in Opposition

Staff Recommendation:

- Denial

P&Z Recommendation:

- Denial (5-1) @ January 16 meeting