

Legislation Details (With Text)

File #: 2023-5932 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 10/18/2023 **In control:** City Council - Regular Session

On agenda: 5/7/2024 **Final action:** 5/21/2024

Title: Public Hearing: Application #PL2022-357 - Rezoning from RP-2 to CP-2 and Preliminary Development Plan - Take 5 Oil Change, 400 NE M-291 Highway; Driven Assets, LLC, applicant. (Note: This application was continued from November 21, 2023 and May 7, 2021 per the applicant's request.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 10-26-2023 PC Action Letter, 2. Staff Letter, 3. Transportation Impact Analysis, 4. Stormwater Management Summary, 5. Preliminary Development Plan, 6. Rezoning Exhibit, 7. Location Map, 8. Staff Presentation, 9. Applicant Presentation, 10. Applicant Presentation

Date	Ver.	Action By	Action	Result
5/21/2024	1	City Council - Regular Session	presented	
5/7/2024	1	City Council - Regular Session	continued	Pass
11/21/2023	1	City Council - Regular Session	continued	Pass
10/26/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-357 - Rezoning from RP-2 to CP-2 and Preliminary Development Plan - Take 5 Oil Change, 400 NE M-291 Highway; Driven Assets, LLC, applicant. (Note: This application was continued from November 21, 2023 and May 7, 2021 per the applicant's request.)

Issue/Request:

The applicant seeks approval of a rezoning from RP-2 to CP-2 and approval of a preliminary development plan (PDP) to construct a 1,415 sq. ft. oil change facility. From an architectural perspective, the exterior materials will include EIFS/stucco, cultured stone and glass.

The applicant is seeking a modification to the design of the required landscaping buffer.

Proposed Motion:

I mover to recommend approval of Application #PL2022-357 - Rezoning from RP-2 to CP-2 and Preliminary Development Plan - Take 5 Oil Change, 400 NE M-291 Highway; Driven Assets, LLC, applicant.

Todd Minnis, Applicant's Representative
C. Shannon McGuire, Senior Planner

With the conditions of approval below and as outlined in the staff letter, the application meets the goals of the Ignite! Comprehensive Plan, and requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to allow the required six-foot high masonry wall or opaque vinyl fence for the

high impact buffer requirement be installed adjacent to the retaining wall in the location as depicted on the site plan sheet C-1 dated September 8, 2023.

2. Development shall be in accordance with the preliminary development plan dated September 8, 2023, and the elevations dated August 11, 2020.

A motion was made by Board Member Jana-Ford, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.