

## Legislation Details (With Text)

**File #:** 2024-6279      **Name:**

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

**File created:** 5/1/2024      **In control:** City Council - Regular Session

**On agenda:** 6/4/2024      **Final action:** 6/4/2024

**Title:** Public Hearing: Application #PL2024-060 - Special Use Permit for equipment rental facility - 1100 SE Hamblen Road; McAdams, applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Action Report, 2. Staff Memo, 3. Updated Site Plan, 4. Applicant Narrative, 5. Staff Letter, 6. Site Plan, 7. Modification request and narrative, 8. Photos of surrounding area, 9. Location Map, 10. Applicant Presentation, 11. Staff Presentation

Date	Ver.	Action By	Action	Result
6/4/2024	1	City Council - Regular Session	presented	
5/9/2024	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2024-060 - Special Use Permit for equipment rental facility - 1100 SE Hamblen Road; McAdams, applicant.

Issue/Request:

The applicant seeks approval of a special use permit (SUP) to allow the operation of an equipment rental facility on the subject property, an existing developed site. The applicant requests approval of the SUP for a period of 10 years. The applicant is requesting modifications to the UDO's condition that outdoor equipment display or storage areas must be paved, and to the minimum display area setbacks so that display and storage of equipment may take place within the existing fenced gravel lot located west of the building. No exterior site improvements are proposed at this time.

Rick Veno, Applicant's representative  
C. Shannon McGuire, Planning Manager

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

1. A modification shall be granted to the minimum 30' display area setback requirements from all property lines, to allow 0' setbacks from the west and south property lines.
2. modification shall be granted to the condition that no fencing is permitted in the area forward of the main building, to allow for the existing fencing along the south property line to be forward of the building.
3. A modification shall be granted to the requirement for paved display and storage areas, to allow the use of the existing gravel lot as a display and storage area.
4. The special use permit shall be granted for a period of 10 years.
5. Additional landscape screening shall be planted along the frontage of the property adjacent to SE Hamblen Road to be a combination of deciduous and evergreen vegetation.

6. The fencing adjacent to SE Hamblen Rd shall be replaced to match, to the extent possible, the existing fencing located adjacent to SE Hamblen Rd at 1150 SE Hamblen Rd just south of the subject site.

On a motion by Mr. Touzinsky, seconded by Vice Chair Arth, the Planning Commission unanimously voted on May 9, 2024, to recommend approval of Appl. #PL2024-060 - SPECIAL USE PERMIT for equipment rental facility - 1100 SE Hamblen Rd; McAdams, applicant with two add conditions:

5. Additional landscape screening shall be planted along the frontage of the property adjacent to SE Hamblen Road to be a combination of deciduous and evergreen vegetation.

6. The fencing adjacent to SE Hamblen Rd shall be replaced to match, to the extent possible, the existing fencing located adjacent to SE Hamblen Rd at 1150 SE Hamblen Rd just south of the subject site.