

## Legislation Details (With Text)

<b>File #:</b>	2018-2015	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	4/20/2018	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	5/17/2018	<b>Final action:</b>	
<b>Title:</b>	Public Hearing - Application #PL2018-032 - Preliminary Development Plan and Application #PL2018-034 - Special Use Permit for major automotive repair and automotive sales - McCarthy Chevrolet, 1000 SE Century Drive; WRL Investments, LP, applicant.		
<b>Sponsors:</b>	Planning and Special Projects		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Council Memo, 2. Planning Commission Minutes, 3. Staff Letter, 4. Traffic Impact Analysis, 5. Preliminary Development Plan, 6. Ordinance No. 7110, 7. Special Use Explanation, 8. Photos of Surrounding Properties, 9. Table of Automotive Sales, 10. Location Map		

Date	Ver.	Action By	Action	Result
4/24/2018	1	Planning Commission	recommended for approval	Pass

Public Hearing - Application #PL2018-032 - Preliminary Development Plan and Application #PL2018-034 - Special Use Permit for major automotive repair and automotive sales - McCarthy Chevrolet, 1000 SE Century Drive; WRL Investments, LP, applicant.

Issue/Request:

The applicant proposes a preliminary development plan and special use permit for an automotive service facility for major automotive repair and automotive sales located at the southwest corner of SE Oldham Pkwy and SE Century Drive. The property is currently a vacant, platted lot zoned CP-2 (Planned Community Commercial District). The overall amount of proposed square footage for the service building is 10,690 sq. ft. The color palette and materials for the proposed building includes limestone-slate-charcoal grey-colored split-face CMU block and overhead doors. This proposal is an expansion of the existing McCarthy Chevrolet automotive dealership located along the south side of SE Oldham Pkwy, east of SE Century Dr.

The applicant requests a 13.5 year time period to coincide with the expiration of the special use permit for the existing McCarthy Chevrolet dealership on the adjacent property, which will run through November 17, 2031. Staff is supportive of the requested time period.

The applicant requests modifications to the landscaping requirements to allow a 10 foot landscape buffer yard along the south property line, rather than a 20 foot landscape buffer yard; and to allow clustering of shrubs for the required parking lot screening along SE Oldham Pkwy and SE Century Dr., rather than forming a continuous hedgerow.

The applicant requests that construction of the sidewalk along SE Century Dr. be deferred. Staff supports the request to defer construction of the sidewalk as further described in the analysis section.

- 1 10,690 square feet building
- 2 74.3% proposed overall impervious coverage - 80% maximum allowed impervious coverage
- 3 25.7% proposed overall open area - 20% minimum required open area
- 4 0.13 proposed overall FAR - 0.55 maximum allowed FAR
- 5 48 parking spaces required - 124 parking spaces provided

Josh Johnson, Assistant Director of Planning Services

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan and special use permit, subject to the following:

1. A modification shall be granted to the landscape buffer yard width of 20 feet, to allow a 10-foot landscape buffer yard width along the south property line.
2. A modification shall be granted to the parking lot landscape screening spacing, to allow the parking lot landscape screening to be clustered.
3. Development shall be in accordance with the preliminary development plan date stamped April 3, 2018.
4. The special use permit shall be granted for a period of 13.5 years to coincide with the expiration of the special use permit for the existing McCarthy Chevrolet dealership, located at 945 SE Oldham Pkwy and 1025 SE Century Dr., which will run through 11/17/2031.
5. Sidewalk shall be provided along the lot frontage of SE Century Drive within 90 days after notification that a sidewalk on the abutting property is scheduled to be constructed.
6. At the time the subject property is developed a 5 foot sidewalk shall be extended west (approximately 50 feet) along SE Oldham Pkwy to connect to the existing sidewalk.

Committee Recommendation: Mr. Sims made a motion to recommend approval of Application PL2018-032, Preliminary Development Plan and Application PL2018-034 Special Use Permit for major automotive repair and automotive sales; McCarthy Chevrolet, 1000 SE Century Drive, WRL Investments, LP, applicant; subject to staff's letter of April 20, 2018, specifically Recommendation Items 1 through 6, deleting Recommendation Item 5. Ms. Roberts seconded.