Legislation Details (With Text)

File #:	2023-5383	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Presented
File created:	1/6/2023	**In control:**	City Council - Regular Session
On agenda:	2/7/2023	**Final action:**	2/7/2023
Title:	Public Hearing: Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. Staff Memo, 2. PC Action Report, 3. Staff Report, 4. ALTA_ACSM Survey, 5. Tenant Finish Plans, 6. Copy of Approved Gravel Lot Grading and General Layout Plan, 7. Special Use Permit Explanation, 8. Geotechnical Engineering Report, 9. Location Map, 10. Applicant Presentation, 11. Staff Presentation		

Date	Ver.	Action By	Action	Result
2/7/2023	1	City Council - Regular Session	presented	
1/12/2023	1	Planning Commission	recommended for approval as amended	Pass

Public Hearing: Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, 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 existing developed site. The applicant requests approval of the SUP for a period of 25 years. The applicant also submitted a preliminary development plan application for the purpose of seeking 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 the applicant can display and store equipment on the existing fenced gravel lot located west of the existing building.

Alan Kashian, Applicant Representative
Josh Johnson, AICP, Director of Development Services

Recommendation: With the conditions of approval 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. 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.
3. The special use permit shall be granted for a period of ~~25~~ **20** years. ***(amended by the Planning Commission)***

Committee Recommendation: On a motion by Ms. Rader, seconded by Mr. Benbrook, the Planning Commission unanimously voted (7-0) on January 12, 2023, to recommend approval of Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, applicant, as amended with a recommended SUP term length of 20 years.