

Legislation Text

File #: 2016-0116, **Version:** 1

PUBLIC HEARING - Appl. #PL2016-052 - PRELIMINARY DEVELOPMENT PLAN - SiteOne Landscape Supply, 109 NW Victoria Dr; SiteOne Landscape Supply, applicant

Issue/Request:

The applicant has submitted a preliminary development plan application seeking approval of a modification to the requirement that outdoor storage areas in the PI (Planning Industrial) district be restricted to the side or rear yard. The applicant requests approval to allow an outdoor storage area to be located in the front yard between the existing building and NW Victoria Drive. The UDO requires submittal of a preliminary development plan for the consideration of any modification request to the requirements of the UDO. Staff recommends approval of the modification request.

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Appl. #PL2016-052 - PRELIMINARY DEVELOPMENT PLAN - SiteOne Landscape Supply, 109 Landscape Supply, applicant.

Recommendation: Staff recommends APPROVAL of the preliminary development plan, subject to the following:

1. A modification shall be granted to the requirement that outdoor storage be restricted to the side or rear yard, to allow an outdoor storage area to be located in the front yard.
2. The outdoor storage area shall comply with all other requirements of an outdoor storage area listed under Article 8 of the UDO.
3. The applicant shall coordinate the location of the 6' vinyl fence around the outdoor storage area with City staff so as not to obstruct access to the fire department connection (FDC) on the north side of the building, as well as to maintain adequate separation from the existing water main along the east side of the property.

Planning Commission Action: On motion of Mr. DeMoro and seconded by Mr. Delibero the Planning Commission voted unanimously by voice vote on April 12, 2016, to recommend **APPROVAL** of Appl. #PL2015-132 - PRELIMINARY DEVELOPMENT PLAN - Goddard School, generally located at the southwest corner of SW Longview Rd and SW Longview Park Dr; Engineering Solutions, applicant, subject to staff's letter, recommendation items 1 and 2.