

Legislation Text

File #: 2016-0687, **Version:** 1

PUBLIC HEARING - Appl. #PL2016-195 - PRELIMINARY DEVELOPMENT PLAN - Bob Sight Quick Lane, 607 NW Blue Parkway; Davidson Architecture & Engineering, applicant.

Issue/Request:

This preliminary development plan is for the redevelopment of an existing dilapidated parking lot located along NW Blue Parkway, south of NW Chipman Road. The existing parking lot is to be demolished and replaced with an 8,440 sq. ft., 10-bay tire and auto service facility and a new parking lot comprised of 56 parking spaces (the northern 18 spaces are proposed to be utilized as display for vehicles on sale, the special use permit approved in 2007 included this site).

The proposed building is predominantly triangular and comprised of split face CMU, glass and aluminum service doors, and 3 different types of metal paneling. The northwest elevation is proposed with 11% architectural metal paneling and an additional 37% "Alcoa Reynolux" ribbed metal paneling; the south elevation indicates 45% "Alcoa Reynolux" ribbed metal paneling. In addition, there is a 16"-high orange architectural metal band that is proposed to wrap around the building. No metal is proposed on the east elevation, except for the architectural metal band. Staff is recommending the percentage of façades covered in metal paneling be reduced to no more than 30% to remain consistent with past recommendations regarding metal paneling. Additionally, staff recommends that the "Alcoa Reynolux" ribbed metal paneling be replaced with a more substantial architectural metal panel.

The applicant proposes 7 wall signs on the northwest elevation comprising approximately 4 percent of the overall façade area and one 79 square foot monument sign located near the entrance off NW Blue Parkway. The applicant requests a modification to the UDO requirement that parking lot and wall-mounted lighting fixtures have full cut-offs. Staff does not support the modification request.

- 8,440 square foot building
- 0.11 floor area ratio (FAR) - 0.55 maximum permitted
- 57% impervious coverage - 80% maximum permitted
- 43% open area - 20% minimum open area required
- 56 parking spaces provided; 30 spaces required

Proposed City Council Motion: I move to direct staff to present an ordinance approving Appl. #PL2016-195 - PRELIMINARY DEVELOPMENT PLAN - Bob Sight Quick Lane, 607 NW Blue Parkway; Davidson Architecture & Engineering, applicant.

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

1. The only metal paneling allowed shall be architectural metal paneling.
2. The architectural metal paneling shall not be greater than 30% on any one façade.
3. All exterior lighting shall have full cut-offs per Sections 7.250B and 7.260.B of the UDO.
4. A total of 7 wall signs and 1 monument sign shall be approved as shown on the preliminary development plan.

Committee Recommendation: On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-195 - PRELIMINARY DEVELOPMENT PLAN** - Bob Sight Quick Lane, 607 NW Blue Pkwy; Davidson Architecture & Engineering, applicant, subject to staff's letter dated December 9, 2016, recommendation items 1-4.