

Legislation Text

File #: 2016-0131, **Version:** 2

PUBLIC HEARING - Appl: #PL2016-012 - PRELIMINARY DEVELOPMENT PLAN - Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant

Issue/Request:

The applicant proposes a 5,408 sq. ft. addition to an existing 6,574 sq. ft. commercial building for an existing retail floor covering business. The existing building has stucco and stone on the more visible west and south elevations, and cement board with a stucco-like textured finish on the east and north elevations. The exterior of the building addition will have stucco on all elevations to match the existing building.

The applicant requests modifications to the high-impact screening and curbing requirements. Staff supports the requested modifications.

- 0.19 floor area ratio (FAR) - 0.55 maximum permitted
- 47% impervious coverage - 80% maximum permitted
- 53% open space - 20% minimum required
- 18 parking spaces provided; 18 spaces required

There are two modifications being requested by the applicant:

1. A modification shall be granted to the requirement for a high-impact screen consisting of a 6' masonry wall or opaque vinyl fence with low-impact landscaping planted on both sides of the wall or fence, to allow an existing 6' wood fence and tree line plus 2 additional deciduous trees to serve as the high-impact screen.
2. A modification shall be granted to the requirement for CG-1 (straight-back) curbing around the parking lot boundary, to allow the use of CG-2 (lazy-back) curbing along the east parking lot boundary. CG-1 curbing shall be used along all other parking lot boundaries.

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Appl. #PL2016-012 - PRELIMINARY DEVELOPMENT PLAN - Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant.

Recommendation:

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

1. A modification shall be granted to the requirement for a high-impact screen consisting of a 6' masonry wall or opaque vinyl fence with low-impact landscaping planted on both sides of the wall or fence, to allow an existing 6' wood fence and tree line plus 2 additional deciduous trees to serve as the high-impact screen.
2. A modification shall be granted to the requirement for CG-1 (straight-back) curbing around the parking lot boundary, to allow the use of CG-2 (lazy-back) curbing along the east parking lot boundary. CG-1 curbing shall be used along all other parking lot boundaries.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Delibero and seconded by Mr. DeMoro, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-012 - PRELIMINARY DEVELOPMENT PLAN** - Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant, subject to staff's letter, recommendation items 1 and 2, dated March 18, 2016.