

## Legislation Details (With Text)

**File #:** 2017-1199 **Name:**

**Type:** Public Hearing - Sworn **Status:** Passed

**File created:** 5/5/2017 **In control:** City Council - Regular Session

**On agenda:** 6/1/2017 **Final action:** 6/1/2017

**Title:** PUBLIC HEARING - Appl. #PL2017-064 - PRELIMINARY DEVELOPMENT PLAN - Weber Carpet, 1016 SE Blue Pkwy; Weber Carpet, applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Minutes, 2. Staff Letter, 3. Weber Carpet TIA, 4. Weber Carpet Traffic Assessment, 5. Preliminary Development Package, 6. Minimum Required Parking Spaces Modification Request Letter, 7. Location Map

Date	Ver.	Action By	Action	Result
6/1/2017	1	City Council - Regular Session	approved as amended	Pass
5/9/2017	1	Planning Commission	recommended for approval	Pass

PUBLIC HEARING - Appl. #PL2017-064 - PRELIMINARY DEVELOPMENT PLAN - Weber Carpet, 1016 SE Blue Pkwy; Weber Carpet, applicant.

### Issue/Request:

This preliminary development plan application is for the proposed Weber Carpet development located on SE Blue Pkwy approximately 1/10 mile west of SW Vista Dr. The overall amount of proposed square footage for the building is 25,000 sq. ft.; 15,000 sq. ft. will be warehouse space and 10,000 sq. ft. will be retail sales showroom. The color palette for the proposed building includes warm limestone for the stucco with ash grey trim, black walnut for the split face decorative CMU, and Ironwood for the smooth face decorative CMU.

The applicant requests a modification to the high impact screening along the north property line. An alternate parking plan is proposed to satisfy parking requirements for the site. Staff supports the requested modifications and alternative parking plan

- 25,000 square feet building
- 44% proposed overall impervious coverage - 80% maximum allowed impervious coverage
- 56% proposed overall open area - 20% minimum required open area
- 0.21 proposed overall FAR - 0.55 maximum allowed FAR
- 35 parking spaces required - 29 parking spaces provided

### Proposed City Council Motion:

I move to direct staff to present an ordinance approving application **#PL2017-064 - PRELIMINARY DEVELOPMENT PLAN - Weber Carpet, 1016 SE Blue Pkwy; Weber Carpet, applicant**

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

1. A modification shall be granted to the design of the required 20 foot wide high impact landscape screen along the north property line, to allow a 6' vinyl fence placed on the north property line and all required landscaping material planted on the south side of the fence.
2. Additional architectural features shall be incorporated on the south (front) building elevation to meet the requirement for horizontal and vertical breaks.
3. An alternate parking plan of 29 parking spaces shall be approved as part of the preliminary development plan.
4. All exterior lighting shall meet the lighting requirements as outlined in the Unified Development Ordinance, Division V, Article 7, Lighting Standards.

Planning Commission Recommendation: On motion of Mr. DeMoro and seconded by Mr. Lopez the Planning Commission voted unanimously by voice vote on May 9, 2017 to recommend **APPROVAL** of **Appl. #PL2017-064 - PRELIMINARY DEVELOPMENT PLAN** - Weber Carpet, 1016 SE Blue Pkwy; Weber Carpet, applicant, subject to staff's letter dated May 5, 2017, recommendation items 1-4.