

Legislation Details (With Text)

File #: 2017-1296 **Name:**

Type: Public Hearing - Sworn **Status:** Agenda Ready

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On agenda: 7/13/2017 **Final action:**

Title: PUBLIC HEARING - Appl. #PL2017-097 - PRELIMINARY DEVELOPMENT PLAN - Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment, applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Planning Commission Minutes, 2. Staff Letter, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Rooftop Mechanical Equipment Screening Details, 6. Modification Request Letter, 7. Location Map

Date	Ver.	Action By	Action	Result
6/13/2017	1	Planning Commission	recommended for approval	Pass

PUBLIC HEARING - Appl. #PL2017-097 - PRELIMINARY DEVELOPMENT PLAN - Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment, applicant.

Issue/Request:

This preliminary development plan application is for the property located at 4101 NE Lakewood Way. The 12.80 acre property will be platted into two lots and one tract. Lot 1 will be 6.71 acres and be the site of the proposed Coleman Equipment development. The remaining property will be a single lot to be divided and developed at a future date. The future development will require approval of a preliminary development plan under separate application. The development will be accessed by a private street (constructed to public standards) contained on a common area tract.

The overall amount of proposed square footage for the building on Lot 1 is 14,000 sq. ft.; 6,690 sq. ft. will be dealership area and 5,500 sq. ft. will be shop area. An outdoor equipment display area will be located on the west side of the proposed building. The color palette for the proposed building includes Case Orange, Volcanic Ash and City Storm for the smooth architectural panels. The standard metal building panels will be Grey Shimmer and the stone veneer wainscot will be Limestone Bucks County.

The applicant requests a modification to the requirement that vehicle parking areas and access drives be paved with a hard surface. An alternate material is proposed to satisfy parking requirements for the site. Staff supports the modification requested.

The applicant also requests a modification to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units. An alternate screening design is proposed to satisfy the requirements for the site. Staff supports the modification requested.

14,000 square feet building

35% proposed overall impervious coverage - 80% maximum allowed impervious coverage¹

65% proposed overall open area - 20% minimum required open area¹

0.05 proposed overall FAR - 1.0 maximum allowed FAR¹

47 parking spaces required - 49 parking spaces provided

¹ - Development standards of the PI-1 district shall apply

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

1. A modification shall be granted to the paved parking/display requirement, to allow decorative mulch placed over gravel filled reinforced modular cellular grid system for the equipment display area.
2. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed Enviro Screen System in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment.

Planning Commission Recommendation: On motion of Mr. Lopez and seconded by Mr. Gustafson the Planning Commission voted unanimously by voice vote on June 13, 2017 to recommend APPROVAL of Appl. #PL2017-097 - PRELIMINARY DEVELOPMENT PLAN - Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment, applicant, subject to staff's letter dated June 9, 2017, recommendation items 1-2.