



Zoning Case #1115-01

Charlie Thomas' Courtesy Ford

From: “RM-1” Multifamily 1 District,
“RM-AT” Multifamily AT District,
“RM-3” Multifamily 3 District, and
“CN-1” Neighborhood Commercial District

To: “CN-1” Neighborhood District on Tract 1
“CG-2” General Commercial District on Tract 2

Planning Commission Presentation
December 2, 2015



Aerial Overview



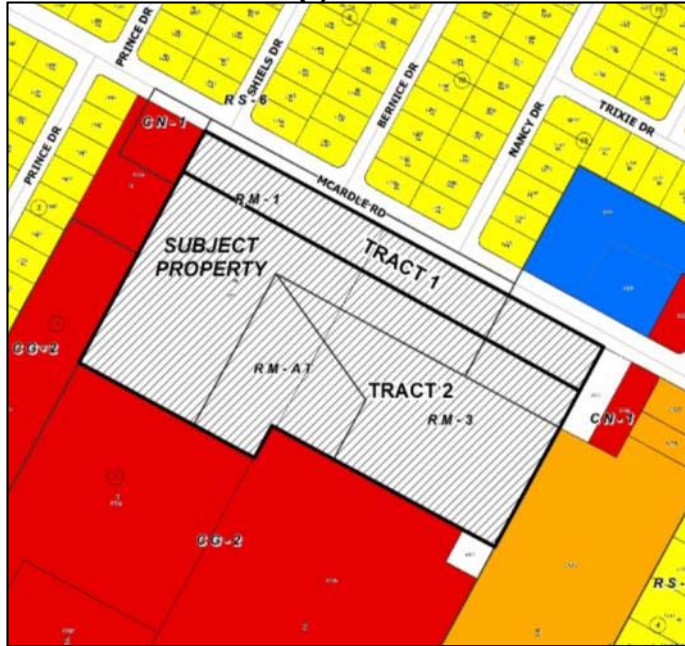


Aerial

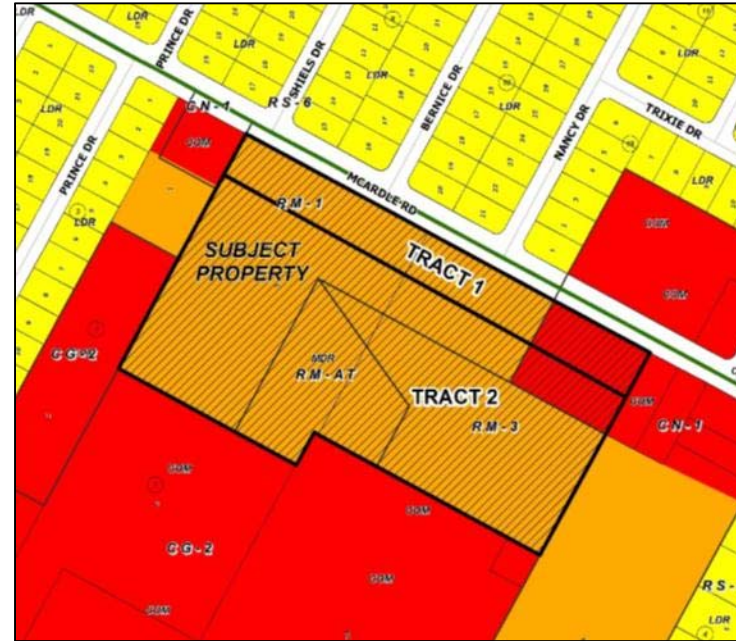




Existing Land Use

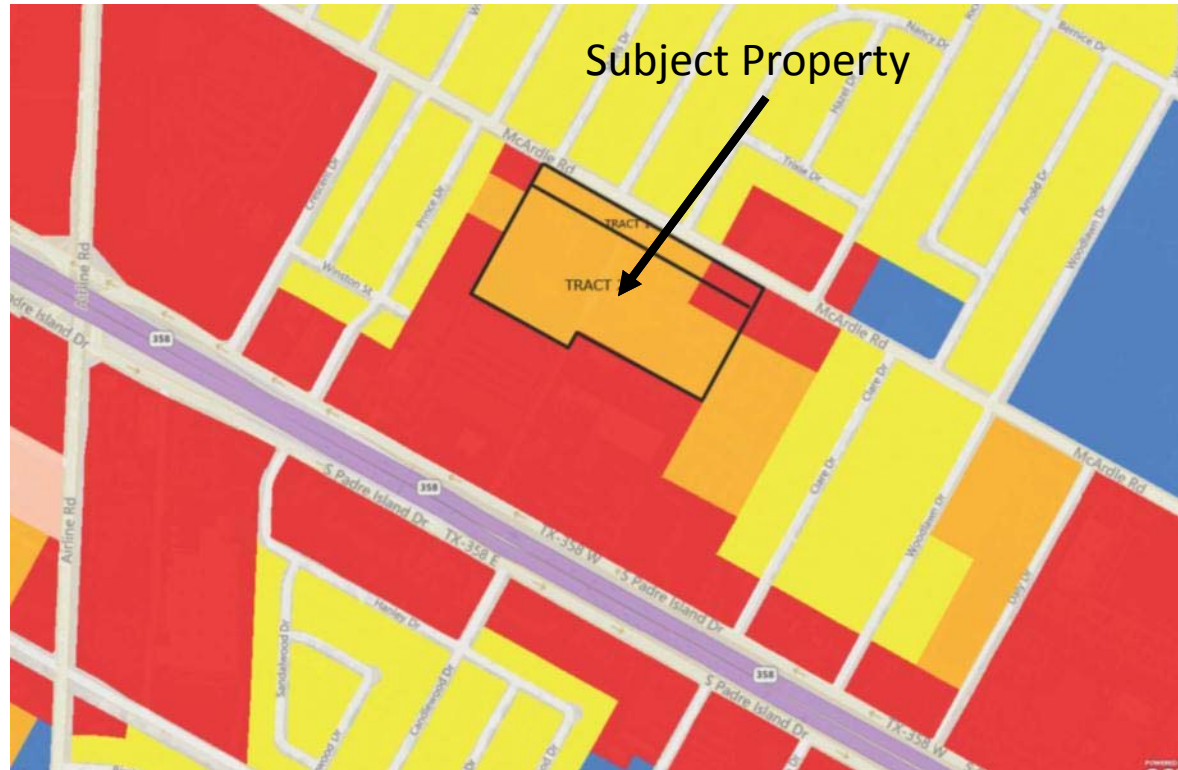


Future Land Use





Future Land Use Map



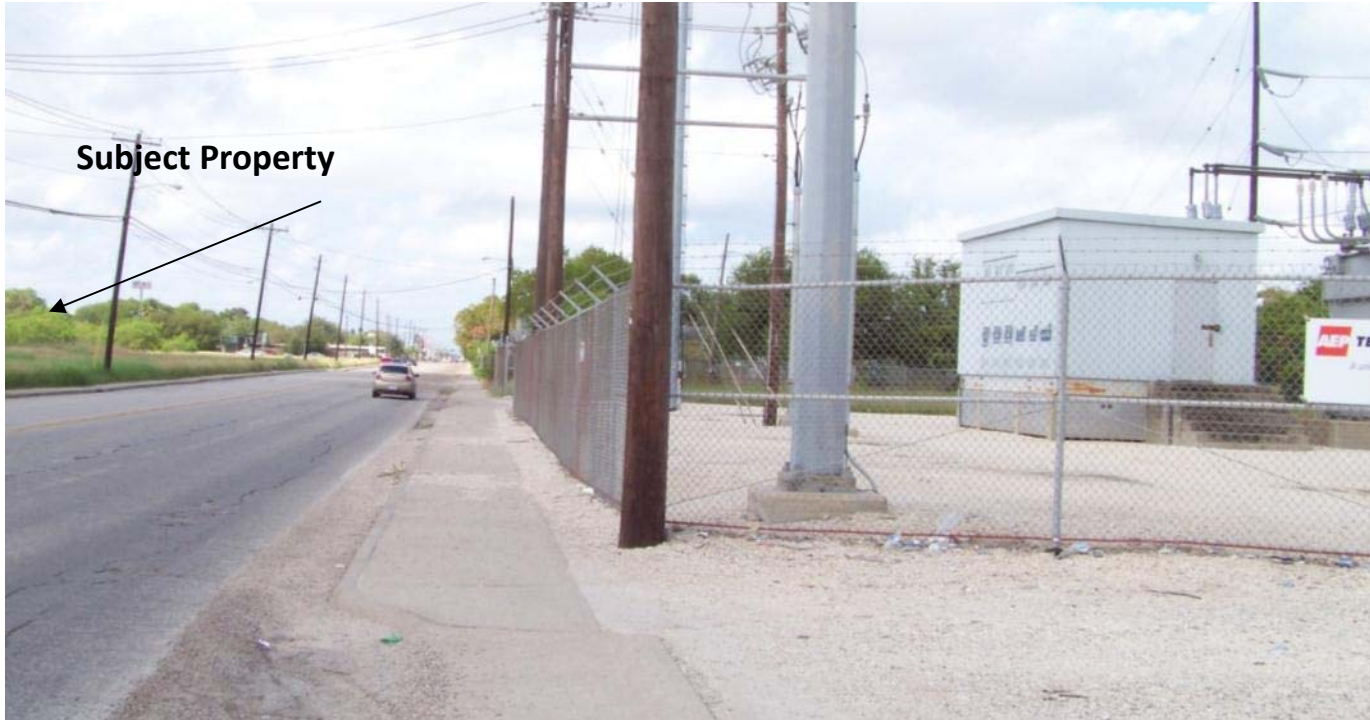


Subject Property Eastbound on McArdle Road





Across McArdle Road From Subject Property



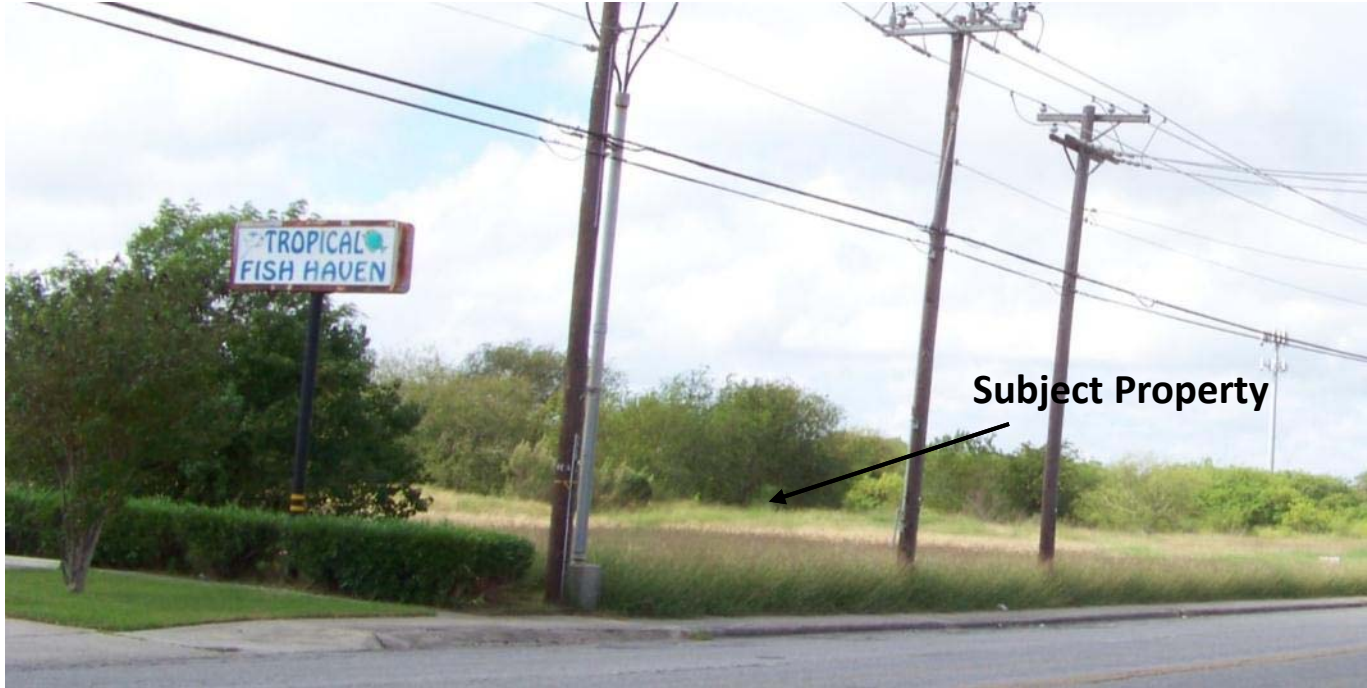


Commercial Property on West Side of Subject Property





Commercial Property on East Side of Subject Property





Public Notification

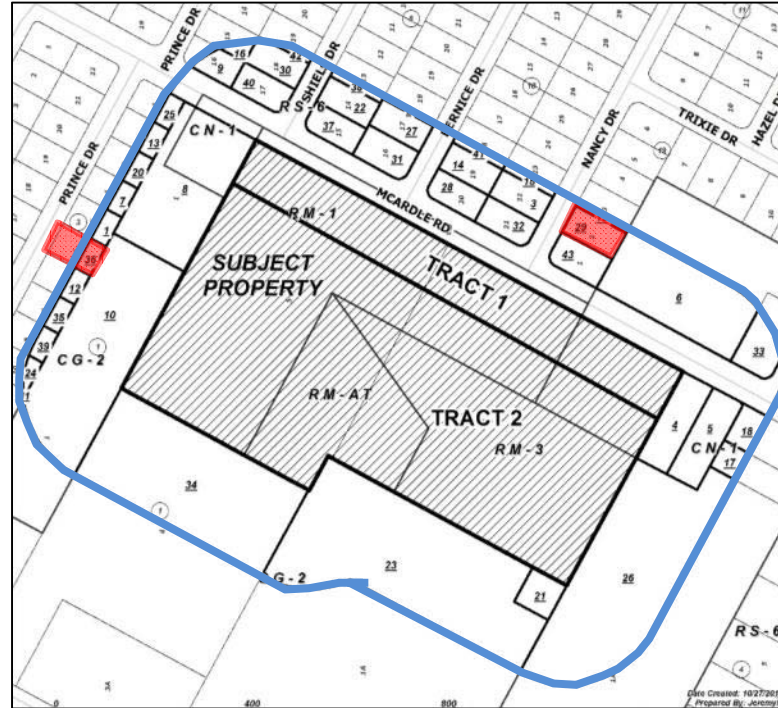
43 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 2 (1.25%)



In Favor: 0





Staff Recommendation

Tract 2

Approval of the
“CG-2” General Commercial District



Staff Recommendation

Tract 1 - Denial of the change to “CN-1” and, in lieu thereof,

Approval of the “RM-1/SP” Multifamily 1 District with a Special Permit subject to conditions.



Special Permit Conditions

- 1. Uses:** All uses allowed in the “RM-1” Multifamily 1 District, plus the use of the property for parking of vehicles associated with automobile sales and service. Consequently, no commercial buildings are permitted on Tract 1.
 - 2. Buffer Yard:** A 20-foot buffer yard shall be required along McArdle Road and shall consist of trees, landscaping, and a screening fence.
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Special Permit Conditions

3. Landscaping: The 20-foot required buffer yard shall include 2 ½-inch caliper canopy trees planted every 30 feet and 500 landscape points achieved by plantings other than trees.

4. Screening: A minimum six-foot tall solid screening fence (excluding metal) shall be installed, maintained, and remain in place along McArdle Road south of the required landscaping.



Special Permit Conditions

5. **Lighting:** All lighting shall be shielded and meet all requirements of the UDC. Lighting may not exceed 15 feet in height. No private freestanding light shall be installed within 20 feet of the McArdle Road right-of-way.

 6. **Outdoor Intercom Systems:** Intercom systems may not exceed 60 decibels (dBA) at the property line along McArdle Road.
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Special Permit Conditions

7. **Dumpsters:** Solid waste containers shall not be located within the 20-foot buffer yard.
8. **Hours of Operation:** 6:30 AM to 7:30 PM



Special Permit Conditions

9. Ingress/Egress: A maximum of one ingress/egress point shall be permitted along McArdle Road, which shall be aligned with Nancy Drive unless otherwise determined by Staff during the plan review process. Such access point shall be limited to emergency and employee use only and shall have a bar for the purpose of limiting access of delivery vehicles. McArdle Road shall not be used for deliveries.



Special Permit Conditions

- 10. Time Limit:** This Special Permit shall expire if applicable site and building permits are not obtained within two years of the approval date of the ordinance or, unless the property is being used as outlined in Condition #1 and is in compliance with all other conditions.
- 11. Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC and Building Code Requirements.
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Similar Use East of Subject Property

