

November 8, 2016

Public Hearing -

Specific Use Permit: College Park Addition, Block A, Lot 1 (SUP16-0007)

Owner(s): ABCDE 2 Investments, LTD

DESCRIPTION:

A request for a Specific Use Permit for an Office/Warehouse/Distribution Center on one lot on 0.9± acre on the south side of Ohio Drive, 200± feet west of Hillcrest Road. Zoned Commercial-1. Neighborhood #24. AH

HISTORY:

Ordinance No. 86-03-02 – City Council adopted an ordinance zoning the property from Agricultural to Light Commercial on March 4, 1986.

Ordinance No. 86-01-04 – City Council annexed the property and zoned it Agricultural on January 21, 1986.

CASE OVERVIEW:

The applicant, ABCDE 2 Investments, LTD, requests a Specific Use Permit (SUP) to allow the Office/Warehouse/Distribution Center. This facility would act as a manned or attended drop-off storage facility for donated merchandise, mainly clothing; this facility would replace the defunct self-service car wash facility. Household goods accepted at this facility include belts, purses, backpacks, toys, books and small electronics. There will be no sorting or processing of goods on site. A site plan (Exhibit B) has been submitted for review and approval.

The proposed improvements include the following:

1. Remove the vacuum bays and convert this into loading/pick-up zone for large trucks.
2. Enclose the self service bays and converting to office and warehouse space.
3. The building's exterior will be renovated to meet current City standards for nonresidential development. See attached Exhibit C for proposed elevations.
4. Create 10 parking spaces and a covered drop-off loading zone in front of the building's main entrance.
5. Install a six-foot masonry screening wall with trees (30 feet on center) along the southern property line adjacent to residential zoned property

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Park	Planned Development-20-College	Park
East	Convenience Store with Gas Pumps & Licensed Child-Care Facility	Planned Development-19-Commercial-1	Suburban Neighborhood
South	Residential	Planned Development-251-Townhome	Suburban Neighborhood
West	Residential Driveway Entrance (no lots)	Planned Development-251-Townhome	Suburban Neighborhood

COMPATIBILITY CONSIDERATIONS:

When considering an application for an SUP, the Planning & Zoning Commission may recommend and the City Council may establish conditions and regulations necessary to protect the health, safety, morals, and general welfare of the neighborhood and/or the City. In addition, the use shall be in general conformance with the Comprehensive Plan and general objectives of the City. These conditions may include but are not limited to:

- Means of ingress and egress to public streets:
 The site is accessible via a driveway at a median opening on Ohio Drive.
- Adequate off-street parking:
 Parking is adequate.
- Protective screening, landscaping, and open space:
 A six-foot tall masonry screening wall with trees in a 15-foot landscape buffer will be installed along the southern property line adjacent to residential development. Due to the site's physical improvements (i.e. the placement of the building and pavement), open space is difficult to provide. The property was developed under a different set of criteria that required no open space and limited landscaping. The applicant is replacing portions of the concrete pavement with landscape areas so that the overall landscaping will exceed what currently exists today. The applicant has also worked with staff to include more colorful, attractive plantings in these areas.

- Area or security lighting:
The applicant is not providing any additional lighting. Any lighting installed in the future shall comply with the Zoning Ordinance.
- The location and height of structures:
The height of the building will not change; it meets current development standards.
- Architectural compatibility of buildings:
The redevelopment of the site will include improving the exterior to meet City standards. The building currently consists of white painted brick and a dark gray stucco. The applicant will be painting the brick exterior with earth-toned color (beige), adding brick accents, and providing a 4-foot red brick watercourse around the entire length of the building. The surrounding nonresidential developments utilize a similar red brick and earth tone colors. Staff feels that the proposed changes to the exterior of the building are complimentary of the surrounding developments.
- Intensity of the use:
While this site will act as a storage facility, the warehouse component is 1,728 square feet, with the office area comprising 1,300 square feet. The operations of the facility are limited to the drop-off of household items, consisting of mostly clothing and limited household goods.

The applicant volunteered the following hours for the facility:
 - Monday through Friday from 8:00 am to 7:00 pm
 - Sunday from 10:00 am to 6:00 pm.
 - Large trucks arriving to pick up household goods will be limited to the hours of 8:00 am to 12:00 pm, Monday through Saturday.
- Adequate traffic circulation required to contain all stacking activity on the site:
The driveway into this site provides adequate access.

Staff finds that these above conditions have been addressed per this application and on the site plan review.

COMPREHENSIVE PLAN:

The property has been zoned for commercial uses since 1986; however, since the 1991 Comprehensive Plan this and the surrounding commercial properties have been shown as residential on the Future Land Use Plan. Staff finds that an Office/Warehouse/Distribution Center is compatible with surrounding development. Based on the subdivision of the properties and development that has occurred over the

years, it is highly unlikely that this property would develop as residential. Staff supports replacing the defunct self-service car wash with the proposed use.

SUMMARY:

Staff supports this request as it is a compatible use for the surrounding properties and is a redevelopment of an undesirable land use and structure.

RECOMMENDATION:

Recommended for approval as submitted.