

ITEM 4 CASE NO. 12-05-SP – CONSIDER A REQUEST FOR A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block B, Lot 1 Grubbs Addition, 1751 W. Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. The site contains the currently operating Service King Paint and Body shop. The acquisition of right-of-way for the expansion of the SH 183 corridor has required the property owner to reconfigure the front portion of their site.

Of primary concern of the City is the movement of the existing emergency access, drainage and utility easement (fire lane) to the south of its original location. While meeting all city requirements, the new fire lane will be located closer to the building. Other changes to the site include the removal of parking along the north side of the building including handicapped spaces. The handicapped spaces have been replaced on the west side of the building. Even with the loss of 12 parking spaces, the site had a parking number in excess of minimum requirements when originally developed and remains in compliance with the parking standards. The property owners have requested and have received exemption from the landscape ordinance requirements of total landscaped area, number of required trees, number of required shrubs, amount of groundcover and parking lot landscaping. As allowed by the non-conforming section of the Unified Development Code, properties that are affected by right-of-way acquisition may petition the City Manager for exemption of development requirements as long as they are not public safety related. Additional ornamental trees will be planted along the western boundary of the property.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Eules.

Staff recommends approval of the site plan.

Commissioner Tompkins thanked Service King for being good neighbors.

There were no further comments or questions presented by the Commission.

Commissioner Tompkins made a motion to recommend approval of Case #12-05-SP. Commissioner Zahn seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried (5-0-0)