

ITEM 2 CASE #13-02-SP – CONSIDER APPROVAL OF A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block 2, Lot 1 Regency Center Addition, 1331 W. Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. The site contains an existing office building complex. The acquisition of right-of-way for the expansion of the SH 183 corridor has required the property owner to reconfigure the highway frontage portion of their site.

In reviewing the site plan, the primary concern of the City is the relocation of the existing emergency access, drainage and utility easement (fire lane). While meeting all city requirements, the new fire lane will be shifted to the south and located closer to the building. Another change to the site includes the relocation of parking along the north side of the building. The parking has been moved closer to the building which had the impact of eliminating some of the landscaping located along the north foundation of the building. The site has additional parking constructed to the south of the existing lot to serve as overflow parking for the office building, which satisfies the minimum parking requirements. The property owners have requested and have received exemption from the landscape ordinance requirements including the total 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.

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 asked if the realignment of the emergency access lane was in response to the modification of the property by the right-of-way acquisition.

Mr. Cook responded that the new alignment of the emergency access is designed to accommodate the right-of-way acquisition and still conform to the standards of the City of Eules Fire Marshal's office.

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

Commissioner Portugal made a motion to approve Case #13-02-SP. Commissioner Tompkins seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)