

MEMORANDUM

To: Mayor and City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
John Wesley, Planning Director
Date: June 26, 2017
Subject: "Gateway Norte Lots A & B-1" Rezoning and Site Plan Review

Attached for your review is the Gateway Norte request for Rezoning and Site Plan Review. The Planning and Zoning Board recommended approval of this request at their Dec. 21, 2016 hearing. Since that time, the applicant has deleted a portion of the request for rezoning.

The proposed site plan:

- Lot A: the existing retail building on this site will be renovated with an updated exterior design. Removal of the tenant space on the north end of the building will allow for the addition of a drive-thru lane for a proposed coffee shop.
- Lot B-1: a car wash is proposed on this undeveloped site.
- The Planning and Zoning Board recommended approval of this site plan.

What has changed:

- The original request included rezoning from Commercial (LC-PAD) to Industrial (LI-PAD) and modifications to the existing PAD. The intent was to allow industrial uses in the existing building on Lot A and the carwash on Lot B-1. Since the Planning and Zoning Board hearing, the applicant has deleted the request to rezone to LI-PAD.

The current rezoning request:

- A PAD can allow deviation from development standards in exchange for enhanced quality of development. The PAD modifications from the original request, as recommended for approval by the P&Z Board, are included in the current request for Council consideration.
- The requested rezoning will modify the PAD to allow these deviations from standards:
 - The proposed triangular landscape islands (in the parking field) deviate from minimum dimensions for landscape islands.
 - The landscape island separation distance has been increased due to the use of parking canopies.
- Staff finds that these deviations are justified by the high quality of the proposed buildings and landscaping.

With the deletion of the request for LI zoning, the carwash use will be considered by the Board of Adjustment through a Special Use Permit; a stipulation has been added to require this approval prior to application for a building permit. (See condition 10.) Staff recommends approval of the rezoning from LC-PAD to LC-PAD with the associated site plan.