

MEMORANDUM

To: Planning & Zoning Board
Through: John Wesley, Planning Director
From: Cassidy Welch, Planner 1
Date: May 7, 2018
Subject: Rezoning (modification of Zoning Stipulation) and Site Plan Modification to allow for the development of an enclosed RV storage facility. Case #ZON17-00507

During the April 18, 2018 hearing, the Planning & Zoning Board made the recommendation to continue case ZON17-00507 to the May 16, 2018 hearing to allow the applicant to revise the site plan to further address staff and neighborhood concerns. Responding to staff and neighborhood concerns regarding access off Glencove Avenue and building massing, the applicant provided Staff with a revised site plan. The revised site plan included a revision to the location of the primary access which removed all access from Glencove Avenue. Primary access was from Ellsworth Road with full secondary ingress/egress access through the CVS site.

Upon review of the submitted site plan, the Transportation Department had concerns with any access on Ellsworth Road. The Transportation Department is concerned that should a driveway be built on Ellsworth Road and there is an issue with the gated access, vehicles will have no choice but to back up onto Ellsworth Road which will cause significant traffic concerns. To address the Transportation Department's concerns, the applicant has provided another site plan relocating the drive access to Glencove Avenue. The drive access has been shifted to the eastern side of the property, closer to Ellsworth Road. Additionally, the applicant has modified the site plan to further break up building massing by expanding the number of buildings along Glencove Avenue.

Based on the most recent revisions to the site plan, staff feels the concerns have been addressed and staff is recommending approval with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of lot yield, building count, lot coverage) except as modified below.
2. Compliance with zoning cases Z02-026, except as modified through approval of this case.
3. Compliance with all requirements of Design Review approval through DRB17-00506.
4. A minimum 5-foot-wide foundation base shall be provided along the exterior walls adjacent to the drive aisles, per section 11-33-5.A of the zoning ordinance.
5. One driveway access from Glencove is allowed to accommodate an enclosed RV Storage facility. Any site plan modification to another land use will require Council approval to utilize the driveway access from Glencove.