



City Council Memo

DATE: June 18, 2018
TO: Mayor and City Council
THROUGH: Karolyn Kent, Assistant City Manager
FROM: Christine Zielonka, Development Services Director
John Wesley, Planning Director
SUBJECT: Rezoning case number ZON17-00507, Modification to the conditions of approval and site plan modification for property at the Southwest corner of Glencove Avenue and Ellsworth Road

PURPOSE AND RECOMMENDATION

Attached is a staff report dated and a memo dated May 7, 2018 to the Planning and Zoning (P & Z) Board regarding the request to modify the conditions of approval to a previous zoning case and to approve a site plan modification. Staff and the P & Z Board are recommending approval of the requested modifications and associated site plan.

BACKGROUND AND DISCUSSION

The original site plan approved for this corner property did not allow any access to Glencove and required Council approval for a revised site plan if there would be buildings within 100' of Glencove. The proposed development for an RV storage facility includes access from Glencove and places buildings along the south side of Glencove.

This case was initially considered by the P & Z Board at the April meeting. Several neighbors attended that meeting and expressed strong opposition to access from Glencove. The P & Z Board voted to continue the case to allow the applicant to explore access and design alternatives. Over the following month the applicant explored several options including eliminating any access from Glencove. The City's Transportation Department had significant concerns with the design that eliminated the Glencove access option and had the primary entrance from Ellsworth due to the potential of an RV having to stop or back onto Ellsworth if the gate were not working.

Based on that discussion the P&Z Board has recommended to the Council approval of a site plan that includes only one access from Glencove, with that access moved as far east as possible. Based on discussion from the neighbors and their concerns for the safety of children who live along Glencove, the applicant agreed to two additional conditions of approval that require the applicant to work with the County (Glencove is a County street), to install warning signs on Glencove and install speed humps.

The attached ordinance includes these additional conditions of approval.