



Council
Communication
Office of the City Manager

Date	September 24, 2007
-------------	--------------------

Agenda Item No.	26
Roll Call No.	<u>07-</u>
Communication No.	<u>07-592</u>
Submitted by:	Larry Hulse, Community Development Director

AGENDA HEADING:

Set hearing on request from John Williams (owner) for property located at 3700 SW 61st Street to amend the Airport Commerce Park West PUD Conceptual Plan to allow for an automobile body and fender repair shop and garage for general motor vehicle repair as permitted uses (10/8/2007).

SYNOPSIS:

The proposed rezoning would accommodate the relocation of Howard Martin Auto Body from its present location at 528 14th Street to the subject property. Staff believes that the proposed uses - automobile body and fender repair shop and garage for general motor vehicle repair - are appropriate for the business park since the PUD Conceptual Plan includes architectural and landscaping requirements that would ensure the use is integrated into the business park. Furthermore, the proposed Conceptual Plan Amendment is limited to Lot 5 of the Business Park and the site is located away from any residential uses, so any noise generated by the use would not be detrimental to nearby homes.

The Plan and Zoning Commission is scheduled to review and make a recommendation regarding the proposed rezoning request on September 20, 2007. The Planning and Zoning Commission's recommendation will be forwarded to the City Council on October 8, 2007.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The existing PUD Concept Plan states that all buildings shall be designed to ensure their individual attractiveness and compatibility with each other and the Airport Commerce Park West environment. Buildings must be constructed of permanent materials, such as brick, architectural pre-cast panels, tilt-up concrete panels, stone, and glass. All building and site plans must be approved by the Airport Commerce Park, L.C. Architectural Review Committee. The PUD Conceptual Plan also includes a provision that loading docks, trash containers, storage areas, and other service areas shall be integrated into the overall architecture of the site by either being fully enclosed or architecturally screened from public view.

Staff believes that the proposed uses of automobile body and fender repair shop and garage for general motor vehicle repair are appropriate for the business park. The PUD Conceptual Plan includes architectural and landscaping requirements that would ensure the use is integrated into the business park. In addition, the proposed Conceptual Plan Amendment is limited to Lot 5 of the Business Park. This site is located away from residences, so any noise generated by the use would not be detrimental to nearby homes.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: September 20, 2007.

Roll Call Number: N/A.

Action: The Plan and Zoning Commission will review and make a recommendation regarding the proposed rezoning request. The Planning and Zoning Commission's recommendation will be forwarded to the City Council on October 8, 2007.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold the public hearing regarding the proposed rezoning on October 8, 2007.