

2. 2010SP-023-001

DRIVE TIME CAR DEALERSHIP

Map 163, Parcel(s) 191

Council District 32 (Sam Coleman)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 520 Collins Park Drive, approximately 1,300 feet east of Bell Road (3.28 acres), to permit auto sales (used) and automobile service, within an existing 5,288 square foot facility, requested by Anderson Architects, applicant, Richland South, LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST - Rezone to permit auto sales (new and used) and auto service and final site plan approval.

Preliminary SP A request to rezone from Commercial Services (CS) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for property located at 520 Collins Park Drive, approximately 1,300 feet east of Bell Road (3.28 acres), to permit auto sales (new and used) and automobile service, within an existing 5,288 square foot facility.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

SP-A District - Specific Plan-Auto is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes automobile uses.

CRITICAL PLANNING GOALS N/A

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Regional Activity Center (RAC) RAC policy is intended for concentrated mixed-use areas anchored by a regional mall. Other uses common in RAC policy are all types of retail activities, offices, public uses, and higher density residential areas. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy? Yes, the proposed auto related uses are consistent with uses found in and contemplated within the RAC land use policy.

REQUEST DETAILS This is a request to rezone approximately 3.28 acres from CS to SP-A to permit auto sales new and used and auto services. The site is located at 520 Collins Park Drive, which is a dead end street off Bell Road between I-24 and a railroad line. The property is currently developed and was previously used for a truck dealership. The property consists of one structure and a large parking area.

The request does not propose any expansion to the existing 5,288 square foot building. SP is required for used auto sales and auto services. Because the site is located on a dead end street within an area that is cut off from the surrounding area by the interstate and railroad, staff is not recommending construction of a knee wall along Collins Park Drive. A knee wall is typically required with a request for used car lots within the Urban Services District, which is intended to enhance the street side appearance of the auto-oriented use. Due to the site's location it is not appropriate to require a knee wall. Instead, the plan provides perimeter landscaping along Collins Park Drive consistent with Zoning Code requirements. The plan also meets the interior landscaping requirements of the Zoning Code. Consistent with a recently adopted policy, sidewalks are not being required. The policy does not require sidewalks to be constructed for SP zonings when existing structures are to be utilized and there are no proposed major expansions to the existing structures.

Staff Analysis As proposed there are no issues with the request. The site was previously used for auto sales and the proposed use is consistent with the sites Regional Activity Center policy.

STORMWATER RECOMMENDATION Approved

PUBLIC WORKS RECOMMENDATION No Exceptions Taken

STAFF RECOMMENDATION Staff recommends that the request be approved with conditions. As proposed, the request is consistent with the Regional Activity Center land use policy that applies to this property.

CONDITIONS

1. Permitted uses include auto sales new, auto sales used and auto service.
2. Signs shall be spotlighted or back lit with a diffused light source. Back-lighting shall illuminate only the letter, characters, or graphics, but not the background. Billboards and changeable LED, video signs or similar signs allowing automatic changeable messages, shall be prohibited.
3. On premise ground sign shall not be more than 20 feet in height measured from grade to top of sign.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions (8-0), Consent Agenda

Resolution No. RS2011-26

"BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-023-001 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

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The SP is consistent with the Regional Activity Center land use policy that applies to the property.”