

PLANNING COMMISSION CASE REPORT

Case Number: 2016-052

PC Meeting Date: 04-11-16

Applicant Request**Rezone from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone**

Property Location:	5277 Wilbanks Drive
Property Owner:	David J Kluttz
Applicant:	David J Kluttz

Project Description

- Proposal: Develop 4.86-acre site with 4,800 square foot office building with parking fronting Wilbanks Drive. The applicant also indicated in conversations with staff that a small area is also needed for outdoor storage of parking lot striping equipment and vehicles.
- Proposed Access: Entrance on Wilbanks Drive with no access to rear alley.
- Proposed Development Form: 1-story building located within 250' of Wilbanks Drive.

Site Analysis**Site Description**

- Location: The 4.86 acre site is located on the east side of Wilbanks Drive approximately 250 feet from the Old Hixson Pike and Wilbanks Drive intersection.
- Current Access: Main entrance on Wilbanks Drive with access to rear alley.
- Current Development form: Along the eastern side of Wilbanks Drive are 1-story commercial and office buildings. The western side of Wilbanks Drive is a landscape screen with no access points. To the east of the site is a low density residential subdivision.
- Current Land Uses: The properties to the north and east are single-family residential uses. The properties to the northwest and south are commercial and office uses. The property to the west is a cemetery and parking lot.

Zoning History

- The site is currently zoned C-5 Neighborhood Commercial Zone.
- The properties to the north are zoned C-5 Neighborhood Commercial Zone and R-2 Residential Zone. The property to the east is zoned R-2 Residential Zone. The properties to the south are zoned M-2 Light Industrial Zone and C-2 Convenience Commercial Zone. The property to the west is zoned R-2 Residential Zone.
- The nearest C-2 Convenience Commercial Zone (same as the request) is adjacent to the south of the site.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Hixson-North River Community Plan (adopted by City Council 2004) recommends medium business mix which is defined as convenience commercial, neighborhood commercial, office, residential, or similar uses.
- The C-2 Convenience Commercial Zone permits most commercial uses and would require a 20-foot wide landscape buffer where adjacent to a residential zone.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based on C-2 Convenience Commercial Zone allowing medium business uses.
- The proposed use can be compatible with surrounding uses if landscape buffering is required next to abutting residential properties.
- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.

PLANNING COMMISSION CASE REPORT

- The proposal would set a precedent for future requests.
- The site has a significant amount of wetlands on the rear of the site.

Staff Recommendation

Approve, subject to keeping a 30-foot existing undisturbed vegetative buffer, filling any gaps in existing vegetation with plantings per Type "A" Landscape Buffer standards, along northern property boundary where abutting R-2 Residential Zone.