

PLANNING COMMISSION CASE REPORT**Case Number: 2016-094****PC Meeting Date: 06-13-16****Applicant Request****Amend Condition #1 in Ordinance Number #12885**

Property Location:	7407 Igou Gap Road
Property Owner:	Brian Sullivan
Applicant:	ASA Engineering/Allen Jones

Project Description

- Proposal: Amend landscape condition to allow for the expansion of parking lot into current landscape buffer area. Condition 1 currently reads, *“Require a 20’ type “B” buffer along Denton Road north of curb cut along Denton Road.”* The applicant would like to reduce this to a 10’ buffer for adding additional parking spaces.

Site Analysis**Site Description**

- Location: The site is located on the north side of Igou Gap Road at the Igou Gap Road and Denton Lane intersection near Gunbarrel Road.
- Current Access: Access from Igou Gap Road and Denton Lane.
- Current Development form: The site currently has an 11,250 square foot multi-tenant building with 55 parking spaces. To the east of the site are small lot dwellings. To the south of the site is a large commercial center. To the west of the site is a single tenant one-story building.
- Current Land Uses: To the south and west are commercial uses. To the north is a hotel. To the east are single-family residential dwellings.

Zoning History

- The site was rezoned from R-1 Residential Zone to C-2 Convenience Commercial Zone with conditions in 2014 (Ordinance #12885). Those conditions are as follows: 1) Require a 20-foot type “B” landscape buffer along Denton Road north of curb cut along Denton Lane; 2) Any curb-cut on Igou Gap Road must be approved by the Transportation Department; 3) No auto-oriented uses such as Gas Stations, Service Stations, Convenience Stores, Auto dealerships, Auto Repair/Detailing Shops, Car Washes; and 4) Drive-through is only permitted for a multi-use building along the western side of the property.
- The property to the north is zoned C-2 Convenience Commercial Zone. The property to the east (across Denton Lane) is zoned R-1 Residential Zone. The property to the south (across Igou Gap Road) is zoned C-2 Convenience Commercial Zone. The adjacent property to the west is zoned R-4 Special Zone.

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommended commercial uses as appropriate for the site, but addressing its proximity to residential through limiting the scale and form of the development.

Key Findings

- The proposal is not supported by the Hamilton Place Community Plan (page 22) which recommends “where higher intensity uses abut single-family neighborhoods the landscaping screening and buffering should provide a significant visual barrier”.
- The proposal is not compatible with the development form of the area because it reduces the buffer between commercial and residential zones.
- The proposal does raise concerns regarding location, lighting, or height.

Staff Recommendation

Deny.

