

RESULT SHEET

Date: 03/05/2019

Case No./Name: 02-19Z1 Western Extrusion (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to rezone and amend PD181 for the (LI) Light Industrial District with the following stipulations:

1. The following PD regulations are recommended by staff and would replace the current requirements:

A. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LI) Light Industrial District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LI) Light Industrial District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section 3 below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LI) Light Industrial District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

The following additional use permitted by right: Aluminum Extrusion.

- B. Development shall be in accordance with the following special conditions, restrictions and regulations:
 1. Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit C; Conceptual Screening Fence Elevations, as shown on Exhibit D, and Conceptual Luna Road Landscape Area Plan, shown on Exhibit E.
 2. Buildings located greater than 300 feet from Luna Road or Sandy Lake Road, and not shown on the Conceptual Site Plan would be exempt from applying for an amendment to the planned development or conceptual site plan.
 3. Any new building or expansion shall be in conformance with the minimum façade material content as provided in Article XVIII (LI) Light Industrial District except:
 - a. Buildings located 300 feet or less distance from Luna Road or Sandy Lake Road shall meet the minimum exterior building content as provided in Article XVIII (LI) Light Industrial District. Building sides facing away and completely hidden from these streets may utilize alternative exterior materials.
 - b. Buildings located in excess of 300 feet from Luna Road or Sandy Lake Road shall meet the minimum exterior building content as provided in Article XVIII (LI) Light Industrial District. Building sides that are completely hidden or facing away from these streets may utilize alternative exterior materials only when the following

conditions are met:

- 1.) Additions to buildings are consistent with exterior materials and colors used on the existing building; and
 - 2.) All alternative exterior materials shall meet building code and match colors utilized on the nearest existing building constructed of pre-cast concrete or brick or stone.
4. A minimum 6-foot high ornamental metal fence shall be provided along Sandy Lake Road, as shown in Exhibit D: Conceptual Screening Fence Elevations.
 5. Any gates provided on driveways shall be sufficiently designed for stacking and access for emergency vehicles.
 6. Driveway locations along Sandy Lake Road may vary from the Conceptual Site Plan, Exhibit C, but shall be in conformance with the Driveway Ordinance.
 7. Landscaping.
 - a. Landscaping shall be consistent with the requirements in Article XXV of the Comprehensive Zoning Ordinance along Sandy Lake Road except:
 - 1.) An average 10-foot wide landscape buffer shall be provided along Sandy Lake Road and may be located in the right-of-way with a license agreement. In no instance shall the landscape buffer be less than 5 feet wide.
 - 2.) The landscaping shall be installed within 180 days from the completed widening of Sandy Lake Road.
 - b. Landscaping shall be provided, as required in Article XXV of the Comprehensive Zoning Ordinance along Luna Road in a minimum 10-foot wide landscape buffer.
 - 1.) The landscape buffer may include Luna Road right-of-way, as shown on the Conceptual Luna Road Landscape Area Plan, Exhibit E.
 - 2.) No shrubs will be required.
 - 3.) A license agreement will be necessary for installing and maintaining landscaping in the right-of-way.

B. P&Z ACTION from P&Z meeting: 02/07/2019

Result: **APPROVAL**/Vote: 9-0

C. CC PUBLIC HEARING from CC meeting: 03/05/2019

Result: /Vote: