

RESULTS SHEET

Date: 01/06/2026

Case No./Name: PLZ 2025-182 NEC Parker and Josey Lane (Rezone)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to rezone and establish a (PD) Planned Development to allow certain uses by right (specifically mentioned below), establish development standards and provide conceptual plans, and repeal SUP-416, which allows a gas station, with the following stipulations with item B5 language modified to clarify a minimum 8-foot high fence adjacent to single family is required (shown in **green**).

A. Permitted Uses – Tracts A & B

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Additional Permitted Uses:

1. Tract A.
 - a) Gas station;
 - b) Car wash;
 - c) Retail store in excess of 75,000 square feet of GLA;
2. Tract B.
 - a) Parking as primary use on a separate lot and accessory to the retail store in excess of 75,000 square feet, on Tract A.

B. Special Development Standards

Development shall be in accordance with the following conditions, restrictions and regulations:

1. Development shall be in general accordance with the Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Building Elevations, and shown as Exhibits C, D, and E, respectively.
2. The gas station and car wash shall have elevations consistent with the main retail building.
3. Parking spaces required for the land use of retail, mixed/multiple use shopping center exceeding 50,000 square feet of total building area shall not have a maximum number of spots.
4. Maximum building height shall be 50-feet for the building on Tract A.
5. Required screening ~~can~~ may be Fencecrete or other materials in-conformance with the Fence Ordinance and Comprehensive Zoning Ordinance. The minimum fence height shall be 8-feet adjacent to Screening against residential uses, with a maximum height up to ~~can be a maximum of~~ twelve feet (12') ~~in height~~.
6. Roof-mounted mechanical units shall not have a restriction on the location, size, or height, and can be screened individually or by a parapet wall. Parapet walls constructed for the purpose of screening shall be constructed to the height of the equipment, not to exceed six feet (6'). Rooftop screening shall be required if mechanical equipment is visible from the property line at eye level.
7. The area devoted to outside display shall not exceed twenty percent of the total floor area of the building, occupied by the retail store in excess of 75,000 square feet, and as shown on the conceptual site plan.
8. Mobile mini outdoor storage containers are allowed, accessory to the retail store in excess of 75,000 square feet, and shall locate behind the building outside of fire lanes.
9. Refuse containers located at the rear of the building shall not be required to be individually screened.
10. Outdoor storage areas, temporary or permanent, shall not be required to provide screening.
11. Parking lot landscape islands for the development shall be required at a rate of one island per 12 spaces. Landscaping in the parking lot landscape islands shall be in accordance with Article XXV. of the Zoning Ordinance.
 - a. One shade tree shall be required for each 12 parking spacing or fraction thereof.

12. Trees shall not be required within two hundred (200') of the front façade for the primary building. Landscape areas within two hundred feet (200') shall be planted with shrubs at a ratio of 5:1 in lieu of trees.
13. A landscape island shall be provided at the end of each row and at a minimum interval of 12 parking spaces, when such row is longer than 12 spaces.
14. A minimum of 10% of the gross lot shall be landscaped.
15. All parking shall be located within 200 feet of a tree located within the same parking area.
16. The landscape buffer shall be planted in accordance with the attached conceptual landscape plans. A maximum of 50% of the landscape buffer may be planted in grass or turf.
17. Two three-inch caliper street trees are required for every 200 linear feet of frontage and may be planted within the property in lieu of easement conflicts.
18. Additional trees shall not be required for lot area.
19. Foundation shrubs shall not be required.

B. P&Z ACTION from P&Z meeting: 12/04/25:

Result: Approval /Vote: 9-0

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 01/08/26:

Result: /Vote: