P&Z MEETING DATE: February 6, 2014

DATE: January 27, 2014

TO: Planning & Zoning Commission

FROM: Michael McCauley, Senior Planner

SUBJECT: Hold a public hearing and consider an **Ordinance to Rezone to Establish a Special Use Permit** for adjacent off-site parking for an existing rental car business with special conditions; amending accordingly the Official Zoning Map. The approximately 6-acre tract is located at 2309 Midway Road and is zoned (LI) Light Industrial District. **Case No. 01-14SUP1 Enterprise Rental**/Bill Hensley. Case Coordinator: Michael McCauley.

BACKGROUND:

Request for approval of a SUP to allow adjacent off-site parking (17 spaces) for Enterprise Rent-A-Car's excess rental vehicles.

The building was permitted in 1998.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends **APPROVAL** with stipulations.

ATTACHMENTS:

Result Sheet
Technical Comments
Site Location and Zoning Map
Applicant's Exhibits

RESULTS SHEET

Date: 02/07/14
Case No./Name: 01-14SUP1 Enterprise Rental

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** with the following stipulations:

1. Off-site parking shall be consistent with the attached conceptual site plan.

2. A row of evergreen shrubs shall be placed as shown on the conceptual landscape plan with details reviewed by the City Arborist.

B. **P&Z RECOMMENDATION** from P&Z meeting: 02/06/14

Result: /Vote:

C. **CC RECOMMENDATION** from CC meeting: 03/04/14

Result: /Vote:

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial

	SURROUNDING ZONING	SURROUNDING LAND USES
NORTH	(LI) Light Industrial	Commercial
SOUTH	(LI) Light Industrial	Commercial
EAST	Town of Addison	Commercial
WEST	(LI) Light Industrial with SUP 291 for a daycare	Church

REQUEST: Approval of a SUP to allow adjacent off-site parking for Enterprise Rent-A-Car's excess rental vehicles

PROPOSED USE: Off-site parking

ACRES/LOTS: Approximately 6 acres/1 Lot

LOCATION: 2309 Midway Road

HISTORY: The building was permitted in 1998

COMPREHENSIVE PLAN: Industrial Uses

TRANSPORTATION PLAN: Midway Road is designated as an (A6D) six-lane, divided arterial

OWNER: Jeff Remick

REPRESENTED BY: Bill Hensley

STAFF ANALYSIS

PROPOSAL

Approval of a SUP to allow adjacent off-site parking for Enterprise Rent-A-Car's excess rental vehicles

ORDINANCE REQUIREMENTS

A Special Use Permit is required for off-site parking.

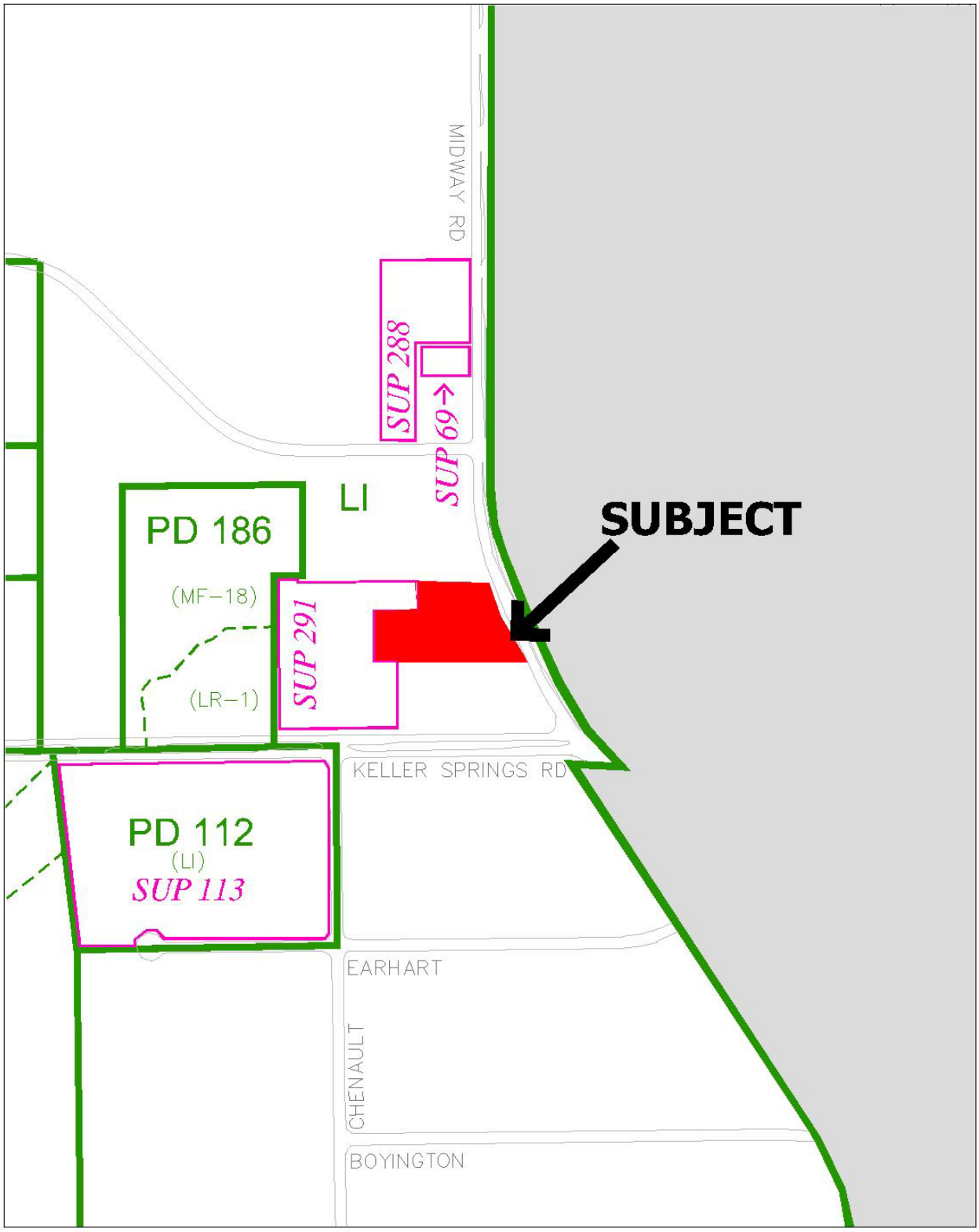
ELEMENTS TO CONSIDER

Due to code violations, the applicant is requesting a SUP to allow the off-site parking and be in compliant with city codes.

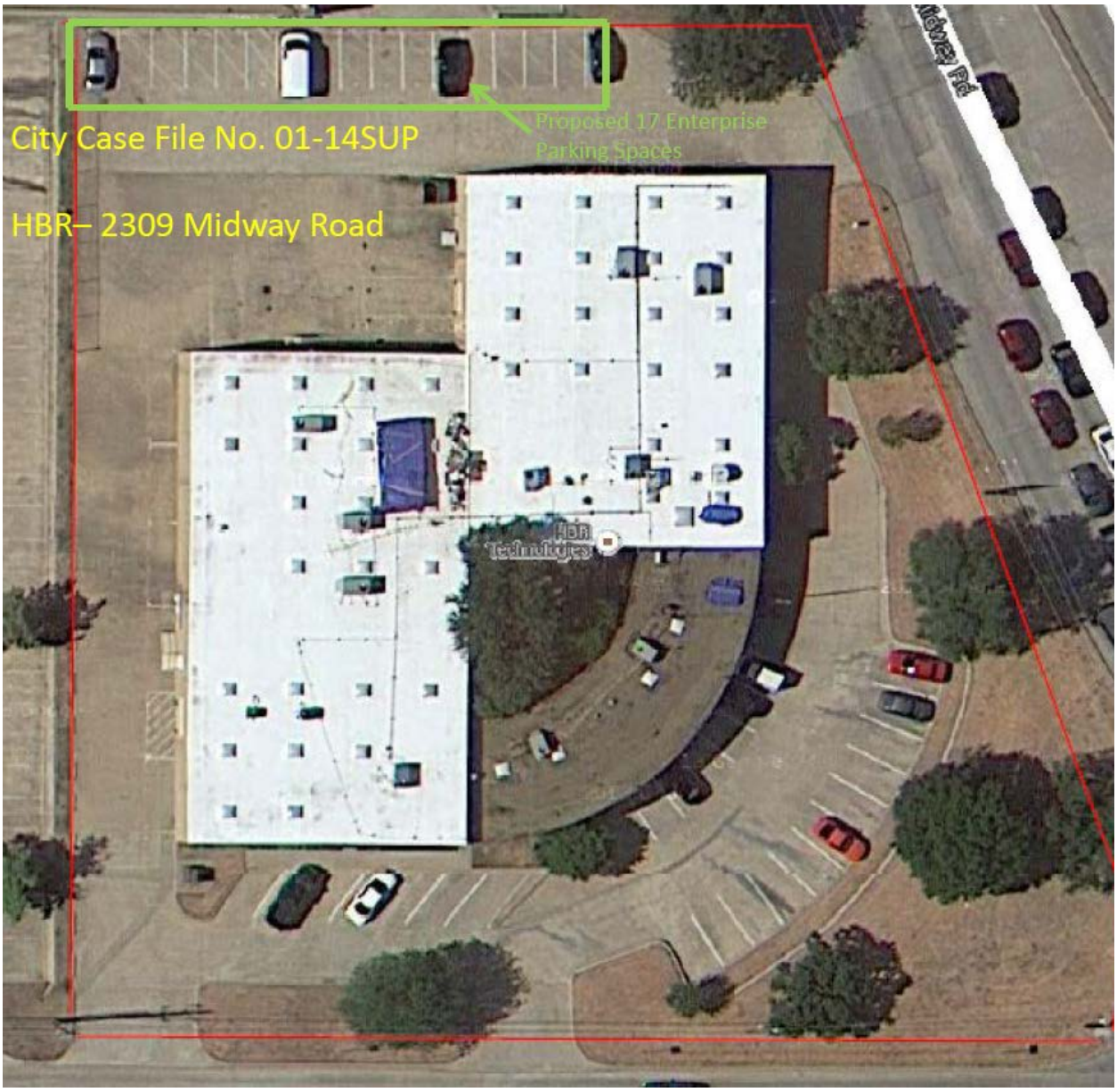
CONCLUSION

The proposal appears appropriate.

SITE LOCATION AND ZONING MAP



AERIAL VIEW OF EXISTING FACILITY AND CONCEPTUAL SITE PLAN



CONCEPTUAL LANDSCAPE PLAN