

ITEM NO. 3 PRELIMINARY DEVELOPMENT PLAN FOR MT. BLUE ADDITION; 2350 FRANKLIN RD (BJP)

PDP-17-00008: Consider a Preliminary Development Plan for Mt. Blue Addition, Lot 1 and Mt. Blue Addition No. 2, Lot 9 to accommodate a gun range and retail store, located at 2350 Franklin Rd. Submitted by Paul Werner Architects on behalf of Ace Self Storage LLC, property owner of record.

STAFF PRESENTATION

Ms. Becky Pepper presented the item.

APPLICANT PRESENTATION

Ms. Leticia Cole, Paul Werner Architects, agreed with the staff report and was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner von Achen asked staff about Lot 1.

Ms. Pepper said Lot 1 was developed as proposed under the previous planned development. She said there were some minor changes to correct and match what exists today. She stated they were not proposing any changes to existing Lot 1, other than the access and moving the trash.

Commissioner Sands asked if Planning Commission would see more on this project.

Ms. Pepper said yes, the final development plan would come back to Planning Commission.

Commissioner Britton said the property to the west was zoned Agricultural and Limited Industrial. He asked if it was part of any sector plan that had a future use set out for it.

Ms. Pepper said the Southeast Land Use Plan.

Ms. Stogsdill displayed the Southeast Land Use Plan Geographic Information System (GIS) layer on the overhead for Planning Commission to see.

Commissioner Willey asked if the reason for the 15' setback waiver was because it fell under the regulations of the old code.

Ms. Pepper said the old code would have required a 30' setback. She said under that condition there would not be enough space for parking on the north side which would put restraints on the site meeting parking requirements.

Commissioner Carpenter asked if the current code standard would apply.

Ms. Pepper said that was correct.

Commissioner Britton said this site did not have the same pitfalls as previous discussions about gun ranges and appropriate locations. He stated it seemed supportable.

Commissioner Sands expressed concern regarding Occupational Safety and Health Administration (OSHA) requirements within gun ranges and said Planning Commission could look at further during the final development plan.

Commissioner Carpenter asked if the proposed gun range would also sell guns.

Ms. Pepper said the specialty store would be related to the gun range but she was not sure if there would be gun sales.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Britton, to approve the waiver from the front setback to permit the proposed off-street parking for Lot 9 to be located 15 ft of the north property line.

Unanimously approved 10-0.

Motioned by Commissioner Sands, Commissioner Willey, to approve the Revised Preliminary Development Plan for Mt. Blue Addition based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

- 1.) Provision of a revised plan that includes the following notes and changes:
 - a. Update Note 2.11 with the following note; "One March 15, 2017, the Planning Commission approved a waiver from the front setback requirements in Section 20-1008.5(F)(1) of the 1966 Zoning Regulation to allow the parking area to be setback 15 feet from Thomas Court right-of-way."
- 2.) Submittal of a revised stormwater drainage study with approval by the City Stormwater Engineer.

Unanimously approved 10-0.