

The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. Nearby developments are predominantly multi-tenant commercial and industrial operations ranging from 8,000-42,000 buildings, with the Agri Supply Company to the East having the largest footprint at 60,000sf and ~30' in building height. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

In addition to the site plan notes, per Section 4.06.02, Industrial Uses not allowed in C-H Zoning and the Outdoor Storage of materials and equipment are prohibited in P-D zonings. Note 10 on the applicant's site plan requires any outdoor storage of materials to be fully screened from view from adjacent properties and the public right-of-way. Landscaping and Buffering standards shall apply, in addition to any trees planted for mitigation per 4.07.07(H).

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the availability of County Utilities, potential light and noise concerns, the aesthetic appearance and construction type, the allowable uses in C-H zonings, and the details and scale of the proposed development, and therefore recommends approval of the request for P-D zoning per the site plan.

Commissioner Rountree asked to clarify that the request is P-D with C-H. Mr. Dillard confirmed. Further discussion involved timing and delivery of materials. Commissioner Hightower inquired about ingress/egress, and Commissioner Willis asked to confirm a shared common connection between the subject property and its adjacent property. A decel lane off US Hwy 84 W is required and there will be a shared connection between properties. Chairman Miller asked about the 30 feet buffer requirement, to which the response was it is required between commercial and multi-family. Commissioner Hightower inquired about the previous tree removal issue. Mr. Dillard explained mitigation is a condition of approval.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Nijem, Attorney for Applicant – 1007 N. Patterson St.
- Bill Kent, Architect for Applicant – 2214 N. Patterson St.

Mr. Nijem explained the P-D request is to be able to make the design more efficient and accessible. Additionally, regarding a fence, the construction plans depict fencing and the applicant is amenable to a fence condition. Discussion ensued regarding how much fencing.

Mr. Kent stated the interconnection between properties would ultimately become a County road, and thus built according to County standards. With regard to tree mitigation, the tree replacement plan has been approved.