



6th Amendment to Broadway/Countyline Commercial Center PD (AutoNation Ford Hail Canopies)

Ordinance 05-2019

March 19, 2019

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Process

- Staff review of application
 - Recommendation to planning commission
- Review by Planning Commission
 - Recommended to City Council with conditions
- **City Council Review**
 - Decision

Application Details

- 8252 S. Broadway
- 12.386 Acres
- Zoned PD-C
- Auto dealership an permitted use
- Parking and Display Vehicle Setbacks
- **Add hail canopies as allowed structure**



Application Details

- Add hail canopies as allowed structure as designated
- Must meet established vehicle parking setbacks
- Not allowed in designated display vehicle areas

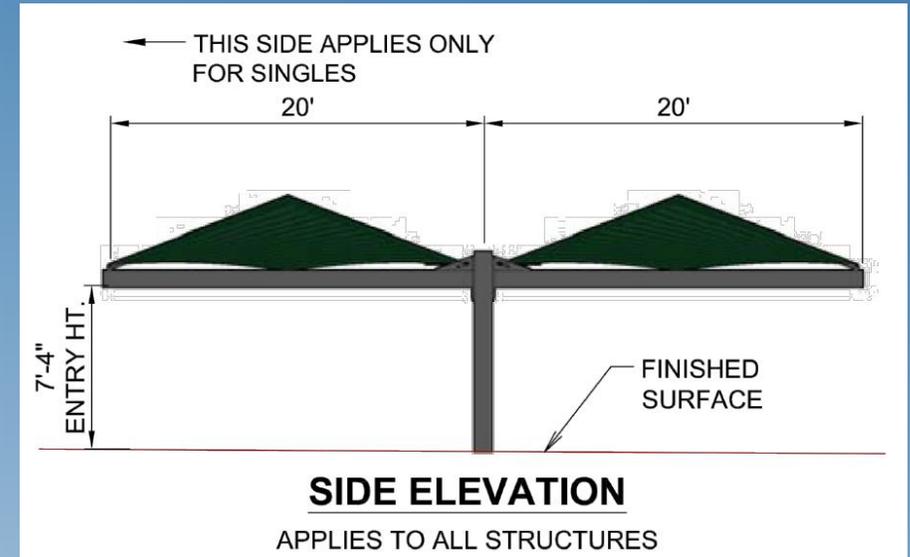


Site Data Table

	Existing PD-C Zoning	Amended PD-C Zoning
Gross Floor Area	.25:1	.25:1
Maximum Building Height	36 ft.	36 ft.
Max canopy coverage area	N/A	112,660 sq. ft. (21% of total site)
Max canopy height	N/A	15 ft.
Building Setbacks	Front 25 ft. Rear 5 ft. Side 10 ft.	Front 25 ft. Rear 5 ft. Side 10 ft.
Parking setbacks		
• South Broadway	30 ft.	30 ft.
• County Line Rd.	30 ft.	30 ft.
• Grant Way	25 ft.	25 ft.
• Lincoln St.	25 ft.	25 ft.
Display vehicle parking setbacks	20 ft.	20 ft.

Hail Canopy Design Standards

- Not into parking setbacks
- Not in designated display vehicle areas
- Max height 15 ft.
- Not counted as Gross Floor Area
- Cantilevered design
- No signage or lighting attached
- Landscape buffer adjacent to residential property
- Color and solar reflectivity controls



Design example



Example installed at Centennial Dealership

Review Criteria & Analysis

- PD Criteria:

Public health, safety, and general welfare



Creative and effective use of land and public or private services



Innovative development or redevelopment of all land uses to meet the contemporary needs of the community



Design and development of a site to the particular characteristics



Nature and intensity of development be supported



Comprehensive Plan



- Existing and proposed development



- Comments from affected agencies



Recommendations

Planning Commission: approval with three conditions:

- Remove first row of canopies along Broadway
- Change design standard 8 to address attachments to canopies
- Protect existing trees

Staff: approve Ordinance 05-2019 (includes above conditions)

Council Action

Applicant is requesting Amendment to Broadway/Countyline
Commercial Center Planned Development

Alternatives:

- Approval (includes conditions)
- Continue to date certain
- Approval with revised / amended / or no conditions
- Denial