



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

Resolution 03-2019

February 11, 2019

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# Requested Planning Commission Action

- Consider Amendment to Planned Development Plan allowing hail canopies

# Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Commission Action

# Process

- Staff review of application
  - Recommendation to planning commission

- **Review by Planning Commission**
  - Recommendation to City Council

- 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

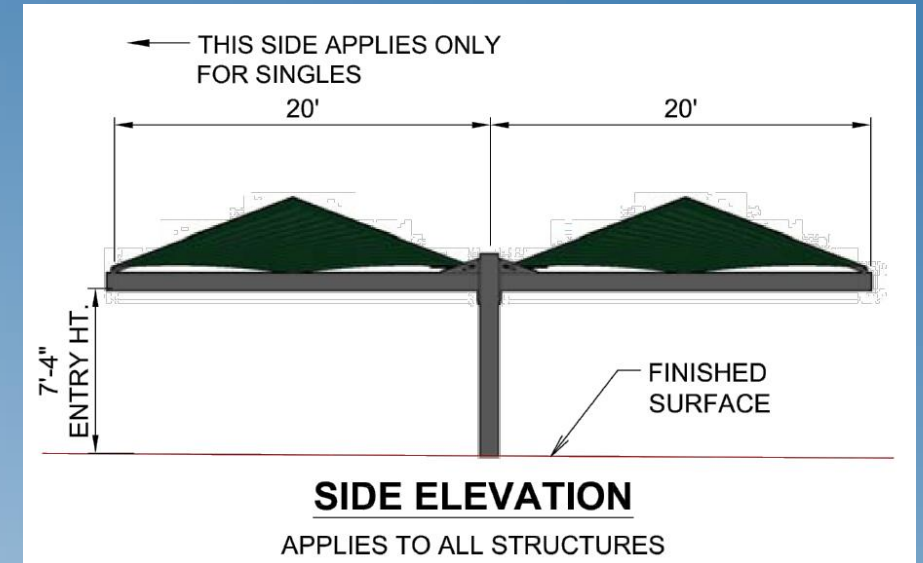


# Site Data Table

	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



# Recommendation

**Staff:** approval of PD Amendment

# Commission Action

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

Recommendation:

- Approval
- Approval with conditions
- Denial
- Continue to a Date Certain