



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2019

Re: Gadbois Professional Offices PD Plan – Major Amendment (Case 81-2019)

Executive Summary

Approval of this request modifies the permitted uses allowed on the site to include all M-N (Mixed-Use Neighborhood) district uses as well as reduces and adjusts the location of permitted on-site signage for the property located at the northwest corner of Santiago Drive and Nifong Boulevard currently being developed to accommodate a new mixed-use office building.

Discussion

The applicant is seeking to revise the approved PD plan and Statement of Intent (SOI) to permit one additional wall sign on the east side of the building and to add alcohol sales by the beverage to the permitted use list. The requested revisions have been precipitated by the applicant's desire to accommodate a potential future restaurant tenant within the lower level of the building currently nearing completion on the site.

The approved 2006 SOI permits restaurants which typically include alcohol sales by the drink. However, the existing SOI has been interpreted to have prohibited such sales irrespective of the sale manner. As such, the applicant seeks amendment of the Statement to include all permitted uses of the M-N (Mixed-Use Neighborhood) district. M-N allows restaurants with the currently prohibited alcohol sales by the drink provision. Freestanding bars or nightclubs would not be allowed on the site since they have not been specifically requested to be included in the Statement of Intent.

The applicant also seeks to amend the permissible signage on the site to accommodate the potential restaurant tenant. An additional 48 square feet of wall signage is proposed to be located on the eastern building façade. This façade is currently permitted for up to 64 square feet of wall signage. This area has been devoted to Cherry Hill Dental. To add the desired signage, the applicant proposes to remove the existing freestanding monument sign on Diego Drive.

The monument sign is double-sided and contains a total of 96 square feet of sign area. The requested additional wall sign would be 48 square feet; therefore, if the revision is approved the total site signage will be reduced by 48 square feet. Furthermore, the proposed total signage on the eastern façade (112 square feet) is approximately one-quarter ($\frac{1}{4}$) of that generally permitted for similar commercial buildings. The existing 64 square foot limitation was applied to the development since it is located along a restricted roadway frontage (i.e. Nifong Boulevard).

The Planning and Zoning Commission considered the proposed rezoning at their April 18, 2019 meeting. The applicant's agent gave a brief explanation for the amendment, and after limited discussion, the Commission voted (7-0) in favor of the requested major amendment.

The Planning and Zoning Commission staff report, locator maps, revised SOI, revised PD plan, and excerpts from minutes are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/27/2017	Approved: "Gadbois Professional Offices PD Plan" (Ord. No. 023375)
8/23/2006	Approved: "C-P Development Plan of Premier Bank – Bethel Banking Center," with Revised Statement of Intent (Ord. No. 19150)

Suggested Council Action

Approve the major amendment to the "Gadbois Professional Offices PD Plan," and Statement of Intent as recommended by the Planning and Zoning Commission.