



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: Wyndham Commercial Corner – C-P Plan (Case #16-205)

Executive Summary

Approval of this request would allow for a neighborhood-oriented commercial development on 2.5 acres of land located on the northeast corner of Scott Boulevard and State Route KK.

Discussion

The applicant is requesting approval of a commercial development plan on the subject site. The property was zoned C-P (Planned Business District) upon annexation in 2007 and allowed for neighborhood-oriented commercial and office uses. The proposed one-story retail building (5,000 sq. ft.) and daycare center (12,000 sq. ft.) are consistent with the permitted uses allowed on the site.

52% of the site is shown as being maintained in open space, most of which is located between the buildings and residential lots to the east. An eight-foot high fence and landscaped screen are shown along the eastern property line to buffer abutting residential property from the proposed development.

Access to the site will be provided by a right-in/right-out driveway on Scott Boulevard and a full access driveway on Abbington Terrace. These driveway locations have been approved by the City's Traffic Engineer. The recent improvements to Scott Boulevard have resulted in new sidewalk being installed along the site's Scott Boulevard frontage. As part of the proposed development plan, the applicant will install additional sidewalk along the site's Abbington Terrace and Route KK frontages as well as internal development sidewalks that provide connections between Route KK, Abbington Terrace, and Scott Boulevard. No additional access-related improvements are needed to support the proposed development.

The plan has been reviewed by internal and external departments/agencies and has been found to meet all C-P zoning district requirements and satisfies the conditions and restrictions set forth in the 2007 rezoning ordinance.

At its October 20, 2016 meeting, the Commission voted 9-0 to recommend approval of this request. No members of the public spoke on this proposal, and the Commission's discussion was limited to minor clarifications regarding access to the site and reassurance that there has not been neighborhood opposition to the application.

The Planning and Zoning Commission staff report, locator maps, proposed C-P development plan, proposed design parameters, 2007 rezoning ordinance, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

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

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: Livable & Sustainable Communities, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
3-5-2007	Approved C-P zoning (Ord. #019437)

Suggested Council Action

Approve the Wyndham Commercial Corner C-P Plan and associated Design Parameters.