



Legislation Text

File #: 17-553, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Cima Pride located at 1503 North Aurora Road, PZC 17-1-018 (Item 1 of 3).

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered PZC 17-1-018 on June 7, 2017 and voted to recommend approval of the case (Approved, 8-0). Staff concurs.

BACKGROUND:

The petitioner, Cima Developers, LP, is requesting approval of major change to a planned unit development (PUD) in order to permit an automobile service station with a car wash. In conjunction with the PUD change, the petitioner requests deviations to the PUD to eliminate the car wash bypass lane, to reduce the monument sign setback, and to permit an off-premises monument sign. The petitioner intends to construct a 4,993-square foot automobile service station that includes a convenience store, a quick service restaurant, and a car wash on the subject property.

The subject property was originally developed in 1991 as Lot 1 of the Riverbrook Center Planned Unit Development and was resubdivided in 2006 as a part of the AutoZone Resubdivision. Located on the north side of North Aurora Road, west of Raymond Drive, the subject property has a common address of 1503 North Aurora Road. The 1.5 acre property is currently vacant and is zoned B3 PUD (General Commercial District - Planned Unit Development). The Northwest Sector Plan (1996) identifies the future land use of the subject property as commercial; the proposed development is compatible with this designation.

DISCUSSION:

Major Change to Amend a Planned Unit Development

As noted above, the subject property is part of the Riverbrook Center - Autozone Resubdivision PUD. The petitioner is requesting a conditional use to permit an automobile service station and car wash on the subject property. Per Section 6-4-6:1 (Changes to Final Planned Unit Development: Major Change), the conditional use request requires approval of a major change to the PUD. Staff finds the proposed service station use is complimentary to the uses within the existing planned unit development and is in support of the request for a major change.

Requested PUD Deviations:

- ***Car wash bypass lane:*** The petitioner is requesting a deviation to eliminate the car wash drive-

through bypass line required per Section 6-9-6:2.2 (Supplemental Standards for Drive-Through Stacking Lanes: Bypass Lanes). Per Code, a bypass lane, a minimum of 10' in width, is required for the car wash. The car wash is designed as a conveyor system with a dual entrance lane and no bypass lane. Per the petitioner, the wash time of a conveyor system car wash is 60 seconds. This represents a significant reduction in wait time from the typical automatic system wash time of seven minutes. The petitioner has also provided the required stacking for the car wash (10 cars entering the wash, two exiting). For these reasons, staff is in support of the elimination of the drive-through bypass lane for the car wash.

- *Monument Sign Setback:* The petitioner is requesting a deviation to permit a monument sign located less than 10' from a major arterial property line per Section 6-16-5:2.2.5.1 (Signs on Commercial and Institutional Property: Ground Signs: Setbacks). The petitioner is proposing to locate the monument sign in the southeast corner of the site approximately 6.07' from Raymond Drive, encroaching 3.17' into the required 10' major arterial sign setback. The reduced setback is necessary due to the layout of the site (i.e. the cut corner at North Aurora Road and Raymond Drive). The petitioner has indicated it is important to locate the sign at the intersection to maximize visibility for potential customers. Sign visibility is especially important due to the nature of gas as an impulse purchase. For these reasons, staff is in support of the reduced setback.
- *Off-Premises Sign:* The petitioner is also requesting a deviation from Section 6-16-3:7 (Prohibited Signs) to permit an off-premises sign. An off-premises sign is defined as a sign which directs attention to a product and/or service sold, offered, created, furnished, or conducted at a location not directly associated with the property or site at which the sign is located. The petitioner is proposing to site a directional sign on the lot to the north of the subject property and has received approval from the property owner. The proposed sign will be located north of the right in/right out access point. Staff is in support of the proposed sign as it will be located on property within the PUD and will serve to direct traffic traveling southbound on Raymond Drive to enter the site.

The petitioner's responses to the Standards for Amending a PUD and the Standards for Approving a PUD Deviation are attached. Upon review, staff is in agreement with the petitioner's Findings and recommends their adoption by the City Council.

Conditional Use - Automobile Service Station

The petitioner also requests a conditional use to permit an automobile service station and car wash in the B3 District per Section 6-7C-3 (B3 District: Conditional Uses). The petitioner intends to develop the subject property with an automobile service station, a 3,973 square foot convenience store including a quick service restaurant, and an attached 1,020 square foot car wash. Access to the subject property is provided via a right in/right out access point on North Aurora Road and a right in/right out on Raymond Drive. Staff finds the highly visible nature of the subject property is well suited for an automobile service station and is in support of the request for a conditional use.

The petitioner's responses to the Standards for Granting a Conditional Use are attached. Upon review, staff is in agreement with the petitioner's Findings and recommends their adoption by the City Council.

Building Design, Photometric, & Landscape Plans

The proposed building elevations use four-sided building architecture and high quality building materials, including brick and cast stone. The proposed elevations are consistent with the City's Building Design Guidelines and are complimentary to the existing planned unit development. The proposed photometric plan and landscape plan meet all technical requirements for approval.

Planning and Zoning Commission

The Planning and Zoning Commission opened the public hearing to consider PZC 17-1-018 on June 7, 2017. Dan Soltis, with CIMA Developers, spoke on behalf of the petitioner. No members of the public spoke during public testimony. After limited discussion, the Planning and Zoning Commission closed the public hearing and voted to recommend approval of PZC 17-1-018 (Approved, 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner is requesting a major change to amend a planned unit development (PUD) with deviations to eliminate the car wash drive-through bypass line, to permit a monument sign located less than 10' from a major arterial property line, and to permit an off-premises sign and a conditional use to permit an automobile service station and car wash.
- Staff finds the proposed automobile service station use is complimentary to the existing PUD and is an appropriate use for the highly visible subject property. Staff is in support of PZC 17-1-018.

Related Agenda Items

The following two agenda items are related to the Cima Pride case:

- An Ordinance Approving a Major Change to the Riverbrook Center Lot 4 - Autozone Resubdivision PUD and Approving a Preliminary/Final PUD Plat with Certain Deviations on the Property Located at 1503 North Aurora Road (Cima Pride Resubdivision) (Item 2 of 3).
- An Ordinance Granting a Conditional Use to Permit an Automobile Service Station and Car Wash in the B3 PUD District for the Property Located at 1503 North Aurora Road (Item 3 of 3).

FISCAL IMPACT:

N/A