

July 10th, 2008

ITEM NO. 2 - C.B.C. 610 – NEW BUSINESS

Applicant: Taco Bell
Agent, Steve Giles

Address: 8108 Geyer Springs Road

Description: long legal

ORDINANCE REQUIREMENTS:

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.
2. One (1) tree shall be planted for every seven hundred fifty (750) square feet of required landscape or buffer area with an average linear spacing of not less than thirty (30) feet. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip.
3. Not more than twenty-five (25) percent of the perimeter planter area may be shifted from one area of the site to another area of the site.

VARIANCE REQUESTED:

1. Reduction of a portion of the required perimeter landscaping strip along the eastern property line; next to the parking lot along Nova Lane.
2. A reduction in the number of shrubs along the eastern property line and the elimination of trees along the eastern property line.

FINDINGS:

The C-3 zoned property located at 8108 Geyer Springs Road is occupied by an existing Taco Bell Restaurant. The adjacent property fronting onto Nova Lane is developed as a parking lot for the restaurant. The applicant is proposing to remove the existing building and redevelop the site with a new Taco Bell. The existing parking lot and associated driveways will, for the most part, be retained, resurfaced, and re-stripped. The existing development does not comply with the cities current standards. The scope of the redevelopment typically requires full compliancy with city code.

The northern portion of the site where the building is to be located will be redeveloped to comply with all of the zoning and landscape ordinance requirements. The existing curb along the driveway will be relocated to provide the perimeter landscape depth required by ordinance.

The existing parking lot located on the southern portion of the site will receive some upgrade and improvement. The vehicular use area will be resurfaced. The applicant desires to retain the existing curb and parking lot configuration. The existing perimeter landscape strip on the east side of this parking lot measures only three foot (3'-0"). The landscape ordinance requires a minimum of six foot nine inches (6'-9"). The applicant proposes to install a six foot high (6') privacy fence along the perimeter and to plant Indian Hawthorn's that are a minimum of thirty inches in height (30") at planting within this three foot (3') landscape strip.

The applicant is requesting a variance to allow a reduced planting strip along the eastern perimeter of the site and a reduction/elimination of some of the vegetation requirements for this area. Staff feels the existing conditions of the site restrict the options for the redevelopment of this site. The applicant is willing to upgrade the property with a new structure, new screening, and new landscaping. Thus, overall the development is an improvement and a positive contribution to the neighborhood.

STAFF RECOMMENDATION:

Staff feels the applicant is upgrading an existing site that will overall impact the neighborhood positively. This site is located within the designated mature area of the city. Therefore, staff recommends approval of the landscape plan as submitted.