

MEMORANDUM

TO: Planning & Zoning Commission
FROM: Lauren Cook, Planner I
DATE: March 4, 2025
SUBJECT: **Consideration of an Alternative Standard Associated with Landscaping Standards; on 0.935 Acres, Located at 591 Benjamin’s Way, Legally Described as Lot 4,6 and 8, Pinnell Subdivision, Phase 4; Zoned Light Industrial (LI), as Requested by Steven Homeyer, of Homeyer Engineering, Inc., on Behalf of the Owner, Zindel Holdings, LLC (25-01-2-AltStd)**

BACKGROUND:

The site was originally constructed in 1997. In 2021, the property owner added a drive aisle and additional parking spaces without obtaining the correct permissions, resulting in a code compliance issue. The applicant submitted an Engineering Site Plan to account for the previously unpermitted work as well as propose five additional parking spaces and a dumpster enclosure to bring the site up to code.

ANALYSIS:

Requested Alternative Standard

- a) To reduce the 30-foot landscape buffer required by Section VIII.3.4 of the Unified Development Code and plant two additional trees, a 67% reduction.

The site has a pre-existing 10-foot landscape strip. Extending the existing landscape strip to meet the code is not possible due to the existing site layout. While it is not designed to our code requirements, it does include canopy trees and is drought tolerant. In lieu of the 30-foot landscape buffer, the applicant will plant two additional trees on the eastern portion of the property and maintain the 10-foot landscape strip.

CITY STAFF’S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the one Alternative standard as presented.