

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Director
DATE: August 6, 2018
SUBJECT: **PUBLIC HEARING: Consideration of an Ordinance Granting a Special Use Permit (SUP) for an Expansion of a Recreational Vehicle Display, Sales (Outdoor) and Repair Facility and Two Associated Variances Regarding Landscaping and Screening; on Approximately 13.4232-Acres Legally Described as Lot 1R, Block A, National Indoor Storage Addition and Lot 1, Block A, Auto Master Addition; Located at 498 East State Highway 121 Business, Zoned Light Industrial District (LI) and General Business District (GB) as Requested by David Norris, Foresite Group, on Behalf of National Indoor Storage I, LLC dba National Indoor RV Centers, the Property Owner. (Case No. SUP-2018-06-10)**

BACKGROUND:

Special use permit (SUP) regulations adopted in 2013 require an SUP for recreational vehicle sales, display and repair facilities. The original Engineering Site Plan for National Indoor RV was issued May 15, 2008 and a second Engineering Site Plan approving a sales lot expansion was approved on June 3, 2013. A SUP was not required at that time. Two variances were approved by Council with the engineering site plan in 2013; “a) In lieu of the three tree islands in RV parking display area on the southern portion of the property, six (6) tree will be planted along the northern property line, and; b) Eight foot (8’) tubular steel fence to be installed along the southern property line in lieu of masonry screen wall fence to be erected with irrigation and planting of hedge to be 8’ height at full growth”.

National Indoor RV has been successful in Lewisville and desires to expand and relocate eight professional office staff from Plano to this location and hire an additional 22 or more full-time positions. They will construct a new 49,990 square foot building consisting of 28,184 square feet of repair area, 13,756 square feet of office and sales lobby, 5,730 square feet of storage area, and 2,320 square feet of tech support area. No additional storage of recreational vehicles is proposed. They will construct 52 spaces to park and display recreational vehicles and additional 227 spaces for customer and employee parking. An SUP is required for this expansion. The business will expand through the remainder of their current lot, which was previously used for mobile home sales, and onto the adjacent lot to the south, which was previously platted for an auto repair use. The Planning and Zoning Commission recommended unanimous approval (6-0) of the requested SUP at their meeting on June 19, 2018.

ANALYSIS:

Site layout

The new building will be located just south of the current building, where the mobile home sales office was previously located. The front of this building will be oriented to be parallel to State Highway 121 Business and contain the showroom and office area. The rear of the building will be oriented to be parallel to the existing building and be used for repair. The new display area will be located on the adjacent 1.7-acre lot to the south, just in front of Northwood Mobile Home Park. This lot is currently vacant but was platted in 2008 when a vehicle repair use planned to develop the site. The applicant analyzed placing the office component of the business on this southern lot but was unable to do so based on operational constraints.

Elevations

The new structure will locate the sales lobby and professional offices along State Highway 121 Business. The front portion of the building will be eight nine percent (89%) brick veneer utilizing two colors of brick and leaving a small area for a metal sign panel. The sides and rear of the building will be 100 percent brick veneer, excluding doors. A translucent metal panel will wrap the top of the sides and rear of the building area used for repairs. The building exceeds the eight percent (80%) minimum masonry standard as part of the request for an SUP.

Signage

The applicant is proposing to remove two existing pole signs and replace them with one six-foot-tall monument sign as part of the SUP request. A pole or pylon sign would be permitted. A single new building sign is proposed. The building sign meets sign code criteria for size. In addition, the applicant has committed to no temporary promotional displays including but not limited to window placards, painting on glass of the building or recreational vehicles, or balloons.

Screening

A variance was previously granted to not provide a screening wall along the south side of the property adjacent to the mobile home park. With this expansion the applicant will construct an eight-foot (8') masonry wall along the property line adjacent to the area impacted by the expansion. They are requesting a variance to leave the existing tubular steel and live screening on the east section of the site, where no new improvements are proposed, as shown on the Development Plan.

Landscaping

The applicant is providing a ten-foot (10') landscape buffer with ornamental and canopy trees planted at an average spacing of thirty feet on center. There are overhead power lines along the property that prevent planting canopy trees along much of the frontage. In these areas, ornamental trees are used along the street frontage and canopy trees are relocated to the vehicle display area and rear of the site. Staff inquired about providing a wider landscape buffer but it was not feasible due to the space needs of the recreational vehicles. Along a portion of the frontage, ROW dedication for a deceleration lane that was never constructed gives the appearance of a larger landscape buffer. To mitigate the visual impact of the site, the applicant is also providing a landscape focal point at the corner on the Northwood Mobile Home park entrance and State Highway 121 Business. The

landscape focal point will be elevated on a berm with a combination of groundcover, tall grasses, ornamental trees, and canopy trees.

Variances

A new Engineering Site Plan is required so the applicant must request approval the variances granted in 2013 or bring the site up to current code. The applicant is requesting to maintain the first of the previously approved variances and modify the second;

- a) In lieu of the three tree islands in RV parking display area on the southern portion of the property, six trees planted along the northern property line are provided, per the previous request.

Section 6-123(d) of the General Development Ordinance (Multi-Family and Non-Residential Landscaping Requirements) requires interior parking lot landscaping. The existing parking and landscape strip on the northern property line area was constructed per the 2013 variance and no changes are proposed in this area. The current display area will be used to hold RVs as they await repairs. This area will be behind the new building and will not be visible from the street. Trees along the south property line will help to screen this area from view of the mobile home park in combination with either the masonry screening wall or tubular steel fence and shrubs. New parking areas will have the required landscaping. Staff has no objections to this variance request.

- b) In lieu of masonry screen wall fence an eight foot tubular steel fence has been installed along the southern property line to be erected with irrigation and planting of hedge to be eight foot height at full growth, per the previous request.

Section 6-144 of the General Development Ordinance requires an eight-foot masonry screening wall between commercial and residential uses. A tubular steel fence with shrubs was constructed on the south side of the property per the 2013 variance. With this expansion, the required masonry screening wall will be provided along the southern property line where the new display area and building area are proposed. The masonry screening wall will not be provided where the alternative screening exists and no changes are proposed to the site, as shown on the Variance Exhibit. Staff has no objections to this variance request. Some additional shrubs will need to be planted where previous shrubs have died.

Summary

This is an expansion of an existing business. With this SUP the applicant is improving the property beyond minimum requirements by creating a landscape focal point, providing landscape islands with canopy trees within the vehicle display area, removing two pole signs to replace them with a single monument sign, and committing to no promotional displays such as pennants or balloons. The new building, landscaping, new screening and signage meet the standards of the General Development Ordinance.

RECOMMENDATION:

It is City staff's recommendation that the City Council approve the ordinance and the two associated variance requests as set forth in the caption above.