



**Planning and Zoning Commission
STAFF REPORT**

Monday - March 6, 2017 at 6:00 PM

CASE NUMBER: #2017-01

APPLICANT: Hillwood Investment Properties

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2017-01** A request by Hillwood Investment Properties for a Modification to the Development Plan at 3099 Rohr Road (Parcel #185-002965).

DESCRIPTION: The applicant is requesting a modification to the parking requirements of the development plan approved for this site. In 2014 Council granted a modification to the development plan in ordinance 2014-007. Included in the ordinance was an area variance allowing a reduction of the required parking spaces to 234. The applicant is now proposing to install 148 parking spaces at this time with area to add 12 parking spaces in the future. They show converting the areas, where car parking was originally shown, to trailer parking storage. This property is zoned Planned Industrial Park (PIP) the parking regulations for this zoning district require at minimum that the number of parking spaces be equal to 1 space per 10,000 square feet plus 1 space per 2 employees on combined work shifts, on annual average. The development plan that was approved has a more restrictive parking requirement of a ½ parking space for every 1000 square feet of building area.

CONCLUSION:

After review of the submitted documents staff has no objections to the granting of the requested development plan modification.