

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 16, 2019

Agenda Item No. 3A

Public Hearing: Zoning Case 2019-014

Applicant: Home Depot U.S.A., Inc.

DESCRIPTION:

Request for a Specific Use Permit for Compact Construction and Transportation Equipment Sales & Service on 11.5 acres located on the south side of State Highway 121, 330 feet east of Ohio Drive. Zoned Regional Commercial with Specific Use Permits No. 424 for Building Material Sales and No. 628 for Truck/Bus Leasing and located within the State Highway 121 Overlay District. Tabled September 3, 2019. Project #ZC2019-014.

REMARKS:

The subject property is an existing 137,000 square foot superstore. The applicant is requesting a Specific Use Permit (SUP) for Compact Construction and Transportation Equipment Sales & Service as an accessory use to the superstore. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. The Zoning Ordinance defines compact construction and transportation equipment sales and services as storage, leasing, renting, or repair of compact construction equipment and transportation equipment designed to be towed by light commercial vehicles for the transport of light loads or deliveries. Compact construction equipment is defined as light-weight construction equipment which is designed to work on small commercial and residential projects including but not limited to track loaders, excavators, backhoe loaders, skid steers, and telehandlers.

The existing zoning is Regional Commercial (RC). The RC district is an architectural and cultural district intended for use in conjunction with an RE district in high visibility locations which are of regional cultural and architectural importance to the community due to their significance for generating economic investment. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

The subject property currently has two SUPs, SUP No. 424 for Building Material Sales, and SUP No. 628 for Truck/Bus Leasing. Building material sales is defined as an establishment for the sale of materials customarily used in the construction of buildings and other structures, including sales of lumber, drywall and similar construction materials. May include facilities for storage and sales outside a building. Truck/Bus leasing is defined as the rental of new or used panel trucks, vans, trailers, recreational vehicles, or motor-driven buses in operable condition and where no repair work is done.

A revised site plan, Haggard Square Retail Center, Block A, Lot 3R, accompanies this request as agenda item 3B.

Specific Use Permit Consideration

Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”

Surrounding Land Uses and Zoning

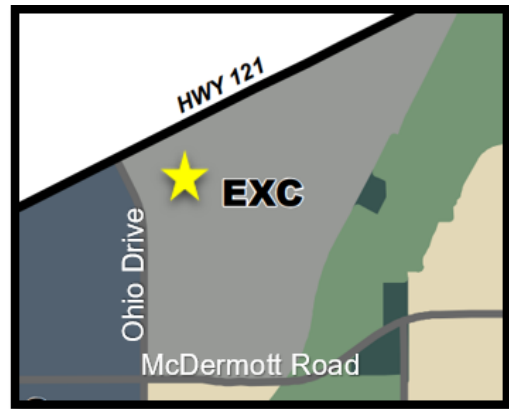
North	Existing retail and minor vehicle repair zoned RC.
East	Existing single-family neighborhood zoned Planned Development-178-Single-Family Residence-6 (PD-178-SF-6) and future single-family units zoned Planned Development-32-Regional Commercial (PD-32-RC).
South	Existing day care and shopping center with retail, restaurant, and medical office zoned RC.
West	Existing car wash and shopping center with retail, and restaurant, zoned RC.

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city’s Comprehensive Plan designates the subject property as Expressway Corridor (EXC).

The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors

is expected to include a mix of retail, service, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Adequate building setbacks must be considered when development is proposed near neighborhoods.



The EXC designation recommends retail and service uses which serve adjacent neighborhoods and the surrounding region. The addition of compact construction and transportation equipment sales and service would increase the mix of uses in this general area, and complement the retail operations of the subject property. The applicant is proposing to limit the number of machines to ensure the use is a minor addition to the primary superstore use, and to screen the storage of the equipment from adjacent residential uses. With the proposed restrictions, this request is in conformance with the Future Land Use Map designation.

Requested Use

Compact construction equipment includes a variety of machines used for residential and commercial construction projects. This equipment is intended to be available for licensed contractors and residents working on property improvement projects. The applicant has provided a letter with images which are representative of the types of equipment that will be available. The proposed use is complementary to the existing operations of the superstore. With the restrictions discussed in the next section of this report, staff is in support of the requested use.

Proposed Stipulations

The applicant is proposing four stipulations for the requested SUP. The first is to limit the maximum number of equipment pieces to twelve. As shown in the accompanying revised site plan, with the inclusion of the twelve pieces of compact construction equipment, the subject property will have an excess of 75 parking spaces above the Zoning Ordinance requirement. Currently, the applicant has 12 parking spaces set aside for truck and bus leasing. The proposed limitation would limit the number of compact construction equipment machines to be a minor part of the applicant's operations.

Additionally, in order to respect existing and future residents to the east, the applicant is proposing a stipulation which would require the equipment to be stored on the western side of the subject property, fully screened from residential neighborhoods. As indicated by the revised site plan, an existing screening wall on the east side of the subject property, and the building will serve as screening for the equipment. Staff had concerns with portions of the irrigated screen. This has been brought to the attention of the owner, and as indicated on the revised site plan, the visual screen will be allowed to grow to reach the required height.

Staff was also concerned with storing the compact construction equipment in front of the building within view of State Highway 121. The applicant has agreed to a stipulation to require the equipment be stored no closer than 400 feet to the State Highway 121 right-of-way line. Retail buildings also help to screen from visibility on Ohio Drive. This stipulation will reduce the visibility of the stored equipment and help maintain the aesthetic appearance of the RC district.

To address concerns staff had with the environmental impact of servicing compact construction equipment in the parking lot, the applicant has proposed a stipulation indicating the equipment will not be serviced onsite. The applicant has also assured staff that adequate grease traps are located onsite to handle runoff caused when cleaning the equipment after use. Staff is in support of the proposed stipulations.

Summary

The applicant is requesting an SUP for compact construction and transportation equipment sales and service. The requested use is in conformance with the Comprehensive Plan and will be complementary to the existing retail superstore. The proposed stipulations will ensure the use is accessory to the primary superstore use, and that the equipment will be stored in a manner that respects adjacent residential uses. The request is in conformance with the Comprehensive Plan. For these reasons, staff is in support of the requested SUP.

RECOMMENDATION:

Recommended for approval subject to the following:

1. Maximum number of compact construction equipment: 12
2. Compact construction equipment must be stored on the western side of the subject property, must be fully screened from residential homes, and be a minimum of 400 feet south of the State Highway 121 right-of-way.
3. Allowed as an accessory use operated in conjunction with a building material sales superstore by the same operator.
4. No repairs or service of equipment are done onsite.