



## **Item 4.B – Les Schwab Conditional Use**

CITY PLANNING COMMISSION

FORMAL MEETING – February 14th



# 4.B



## Les Schwab – Conditional Use

### QUICK FACTS

#### Address:

7752 Barnes Road

#### Location:

Northwest corner of Barnes and Marksheffel

#### Zoning and Overlays

Current: Mixed Use - Medium (MX-M)

#### Site Area

Approx. 34,000 SF

#### Proposed Land Use

Auto and Light Vehicle Repair, Minor

### APPLICATIONS

Conditional Use with Land Use Statement

### VICINITY MAP



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## Les Schwab – Conditional Use



### PROJECT SUMMARY

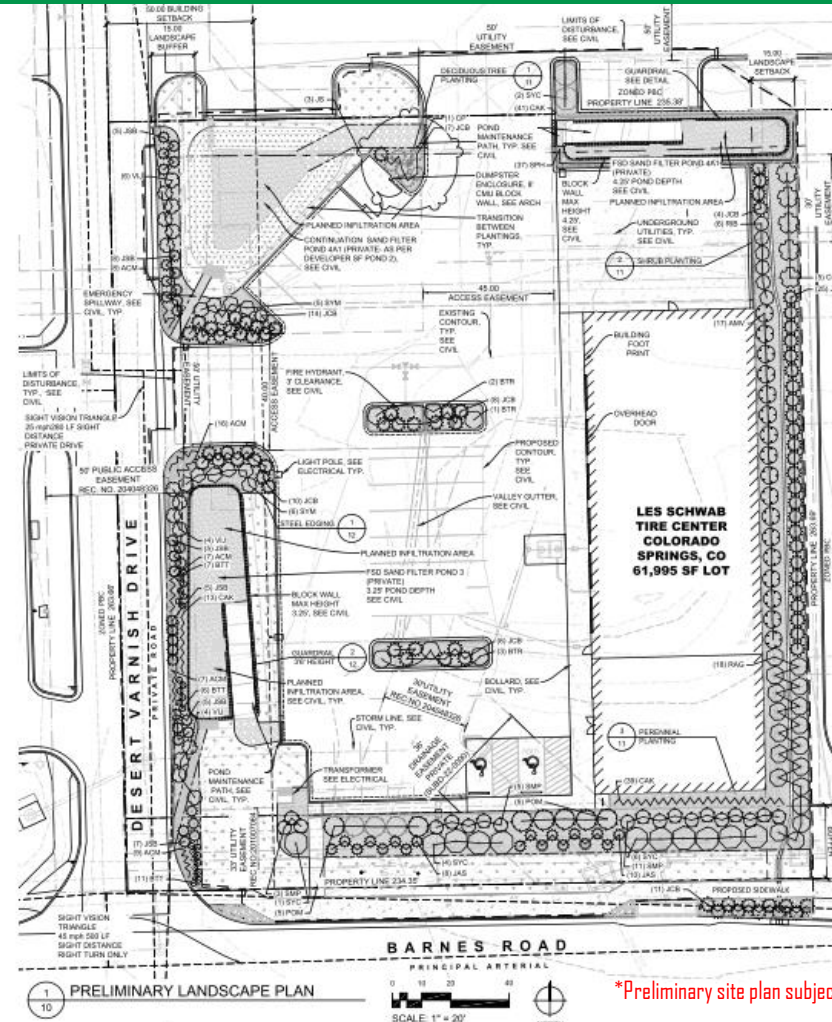
File #(s):

CUDP-23-0020

Project Proposal:

Development of a new Auto and Light Vehicle Repair facility on a 34,000 SF vacant lot.

### SITE PLAN



\*Preliminary site plan subject to change

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## Les Schwab – Conditional Use



### Elevation

- This site is within a larger Unified Development, The Willowind Commercial Center, which has unified setbacks, shared access points, and has been anticipated to become a hub of commercial uses.
- DEPN-23-0128 is being concurrently reviewed administratively for compliance with Section 7.3.303.1 and other relevant Code Sections



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## TIMELINE OF REVIEW



Initial Submittal Date

October 2023

Number of Review Cycles

2

Item(s) Ready for Agenda

January 2024

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## STAKEHOLDER INVOLVEMENT



### PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	164 Postcards
Number of Comments Received	0 Comments Received

### PUBLIC ENGAGEMENT

- No public comments were received regarding the Conditional Use application nor the associated Development Plan application (DEPN-23-0128)

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## AGENCY REVIEW



Reviewing agencies did not provide comments on the Conditional Use application or the associated Land Use Statement.

All outstanding comments and requirements shall be addressed through the administratively reviewed Development Plan application.

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## APPLICATION REVIEW CRITERIA



### 7.5.601 Conditional Use

#### Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

### Statement of Compliance

#### CUDP-23-0020

After evaluation of the Les Schwab Conditional Use, the application meets the review criteria .



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## PLANNING COMMISSION OPTIONAL MOTIONS



### Optional Motions

CUDP-23-0020 – Les Schwab Conditional Use

#### **Motion to Approve**

Recommend approval of the conditional use to allow an auto and light vehicle repair use in the Mixed-use Medium Scale (MX-M) zone district located at 7752 Barnes Road based on the applications conformance with Section 7.5.601.

#### **Motion to Deny**

Recommend denial of the conditional use to allow an auto and light vehicle repair use in the Mixed-use Medium Scale (MX-M) zone district located at 7752 Barnes Road based on the applications conformance with Section 7.5.601.



# Questions?

