



PLANNING AND ZONING COMMISSION

10/18/2020 Agenda

TO: Planning and Zoning Commission

FROM: Jessica Rees, City Planner

SUBJECT: PZ 20-007: Consider a request from Steve Kendall with Carlson Consulting Engineers to create Planned Development District 44. The subject site is located 6709 Preston Road and currently zoned General Retail.

BACKGROUND:

The existing CVS occupies 9,834 SF of the 16,228 SF building located on Preston Road. Their plan is to take over the part of the building where Busy Body and Drytech Cleaner currently are, remove existing parking spaces and add a drive-thru for the CVS pharmacy. With the proposed modifications, the CVS' building will be 14,504 SF. The site currently has 54 parking spaces and with the proposed changes, the number of parking spaces on site will be 39.

The building setbacks to property line are:

- North – 48'
- East – 48'

Overall height of the structure is 28 feet.

The property is currently zoned General Retail with General Retail to the north, residential to the east and south and high school tennis center to the west.

NOTIFICATION:

A notice of the Public Hearing was published in the Daily Commercial Record on November 6, 2020. Notices were also mailed to 27 owners of real property within 200 feet of the subject tract. At the time of this report, one response have been received and is attached to this report. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff recommends that the Commission review the merits of this proposal, conduct a Public Hearing for additional community compatibility comments and consider a recommendation to the City Council.

ATTACHMENTS:

- Application and rezoning letter
- Proposed plans and rendering
- Summary of Responses