## BOARD OF DIRECTORS COMMUNICATION
### APRIL 7, 2020 AGENDA

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| An ordinance establishing a Planned Zoning District titled PBGH Short-Form PCD, located northwest of the intersection of Colonel Glenn Road and Marsh Road. (Z-9495) | ✓ Ordinance Resolution | Bruce T. Moore  
City Manager |

### Submitted By:

Planning & Development Department

### SYNOPSIS

The applicant is requesting approval of a PCD, Planned Commercial Development, to allow for the construction of a 9,100 square-foot general merchandise retail store.

### FISCAL IMPACT

None.

### RECOMMENDATION

Staff recommends approval of the PCD zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.

### BACKGROUND

This property is undeveloped and located within the extraterritorial jurisdiction. The property is zoned R-2, Single-Family District. A PCD, Planned Commercial Development, is the typical process for creating new nonresidential development sites in predominantly residential areas.

The proposed site consists of two (2) tracts containing a total of approximately 2.223 acres northwest of the Colonel Glenn Road and Marsh Road intersection. This vacant land would be developed with a 9,100 square-foot general merchandise retail store.
The site would have thirty-one (31) parking spaces (two (2) accessible) and a single drive access to Colonel Glenn Road. The dumpster would be situated at the northeast corner of the proposed building and enclosed by a wood fence. A six (6)-foot wood privacy fence would be placed around the site perimeter to screen the building from adjacent properties. Lighting would be directed downward and toward the site interior so as not to encroach upon neighboring properties. The site would be serviced by a septic system and existing water lines located along Colonel Glenn Road. A propane tank would also provide gas.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there no objectors present. All owners of property located within 200 feet of the site, as well as the Citizens of West Pulaski County Neighborhood Association, were notified of the public hearing.