



# GERBER COLLISION AT POWER MARKETPLACE PAD AMENDMENT

PAD AMENDMENT (CASE NO. P18-0139, ORDINANCE 679-18)

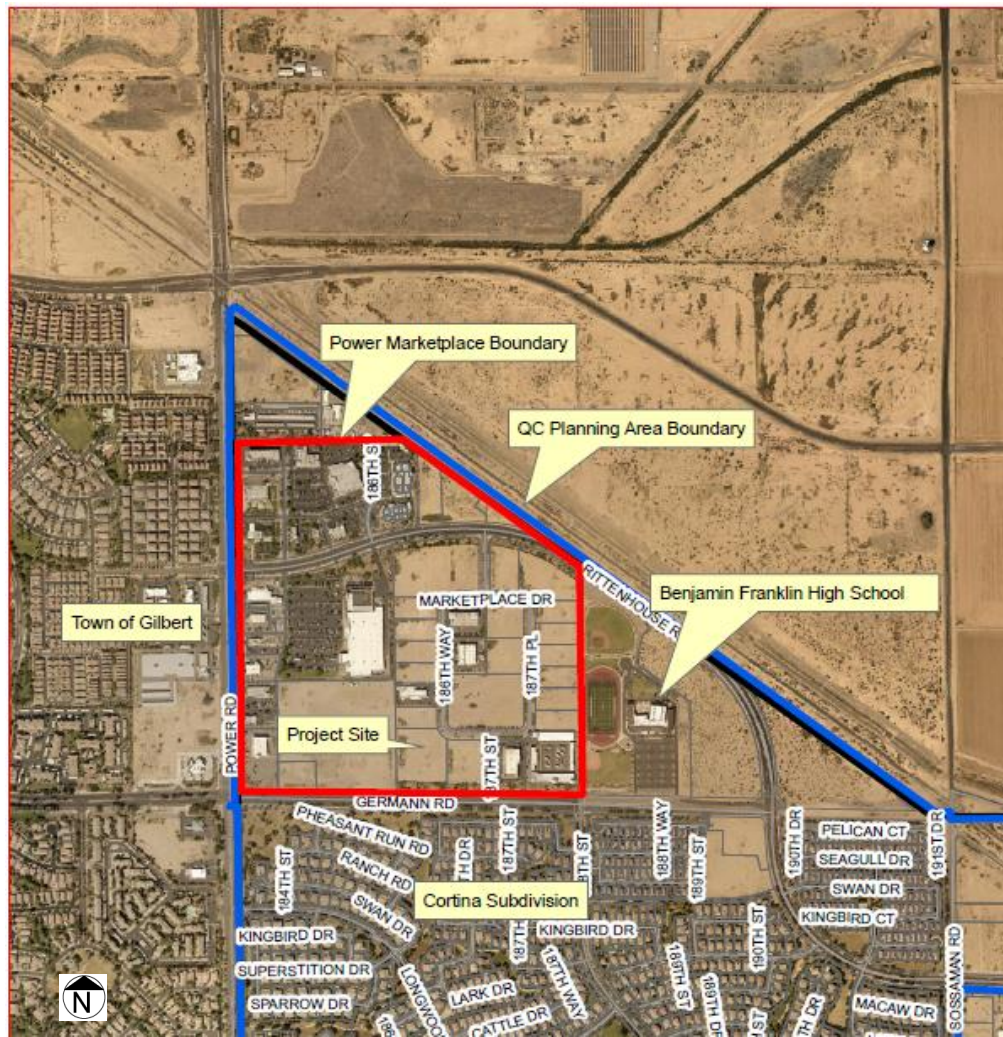
October 17, 2018

Town Council



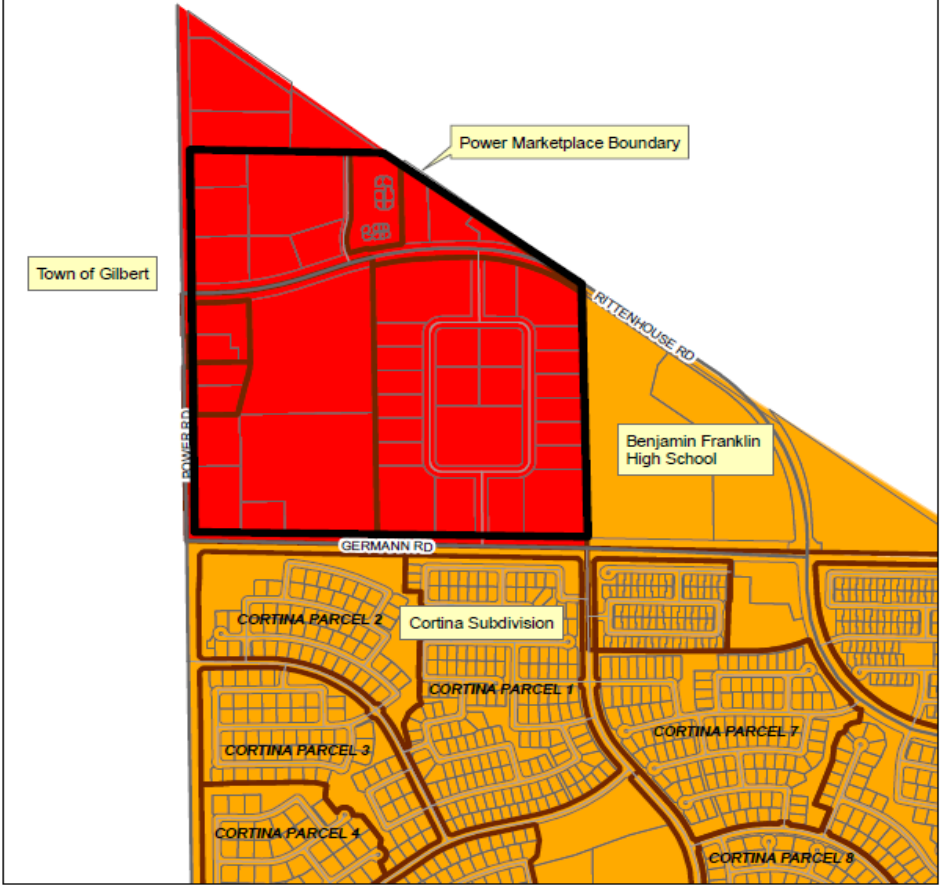
# AERIAL EXHIBIT

- ~123 acres - Power Marketplace



# GENERAL PLAN EXHIBIT

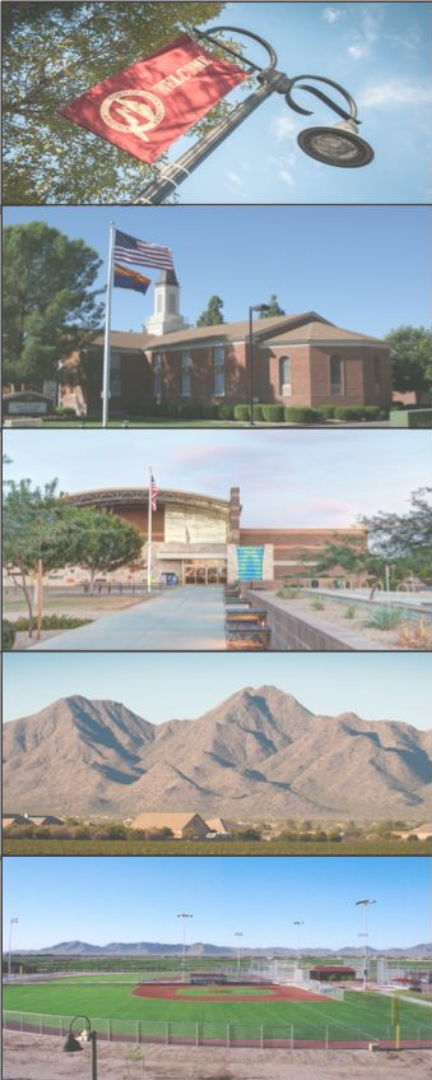
- Commercial



**General Plan Land Use**

Rural	Commercial	Special District 1	Special District 4
Neighborhood	Industrial	Special District 2	
Urban	Open Space	Special District 3	





# ZONING EXHIBIT

- EMP-A (Office/Industrial Park)

## Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agrainment



# BACKGROUND INFORMATION

- Original Power Marketplace Development approved in 2003 included automotive use restriction
- Three additional Ordinances were approved in 2005 and 2006 which added conditions of approval
- The current ordinance 334-06 includes a compilation of all conditions from previous cases
- All conditions of approval remain in full effect



# PAD AMENDMENT REQUEST

- Remove condition of approval #7 from the original Power Marketplace PAD (Ordinance 271-03/334-06) which reads:
  - “No more than 3 auto oriented uses shall be allowed at the Power Market place and all such uses shall be subject to obtaining a conditional use permit.”
- If this amendment is approved, the Power Marketplace Business Park would be allowed to develop auto-oriented uses without a limit
- One letter of support from the Property Owners Association (POA)





# NEIGHBORHOOD MEETING

- A neighborhood meeting was held on August 22<sup>nd</sup>, 2018 with 0 attendees

## PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval on September 12<sup>th</sup>, 2018 with a 6-0 vote. Vice Chair Ehmke was absent.



**Questions?**

Thank you.