



Riggs and Hawes Commercial PAD Rezone

Case P20-0073

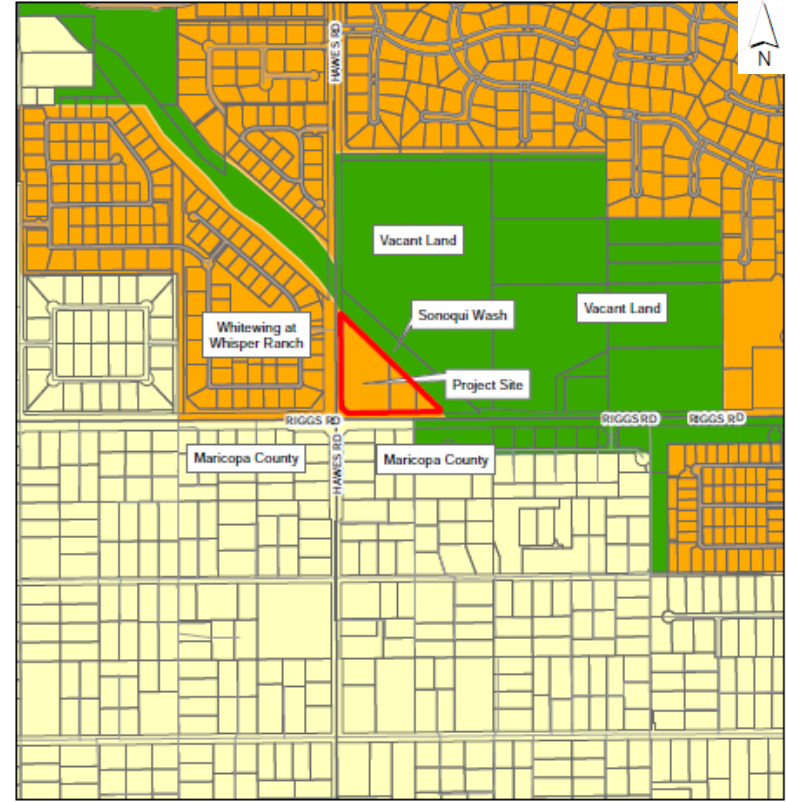
Town Council
February 3, 2021



Aerial: 7.7 acres at NEC Riggs & Hawes



General Plan: Neighborhood



- General Plan Land Use**
- Rural
 - Neighborhood
 - Open Space
 - Commercial
 - Industrial
 - Special District 3
 - Special District 1
 - Special District 2
 - Special District 4

Request

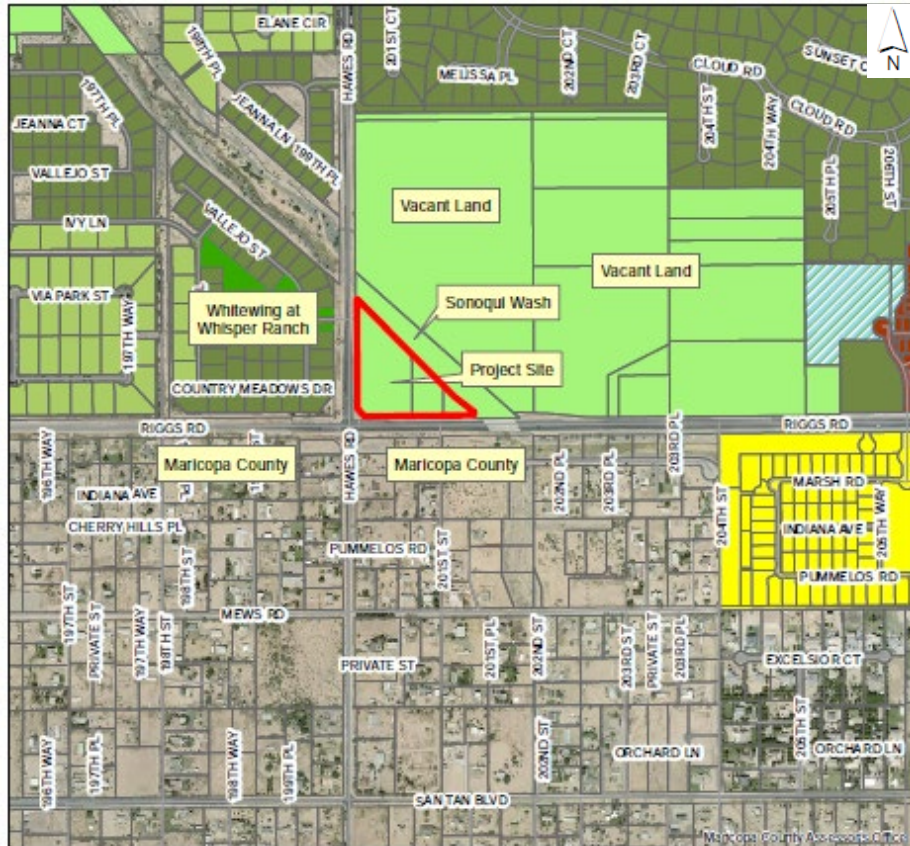
- PAD Rezone from R1-43 to C-2/PAD.
- 3 deviations from the Zoning Ordinance requested:

Development Standard	Zoning Ordinance (Required)	PAD Standard (Proposed)
Maximum Building Height	48'	30'
Rear Building Setback	15'	10'
Rear Landscape Buffer	30'	0'

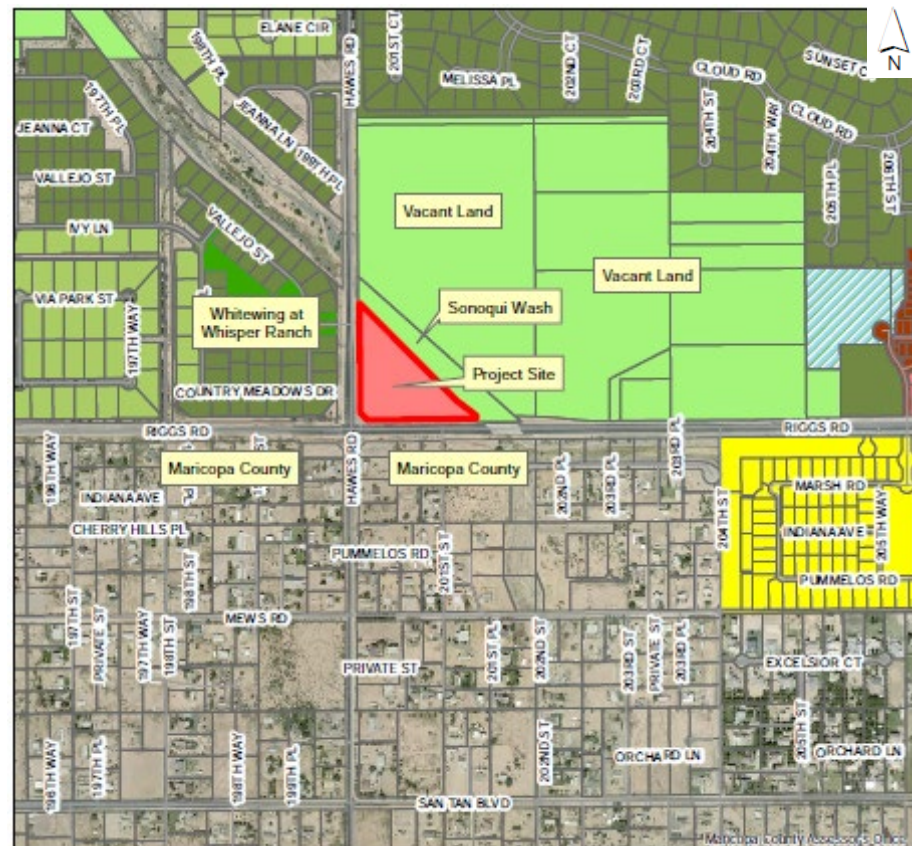
- Max building height standard is self-imposed by the applicant.
- Future Site Plans will be submitted/reviewed by Staff.



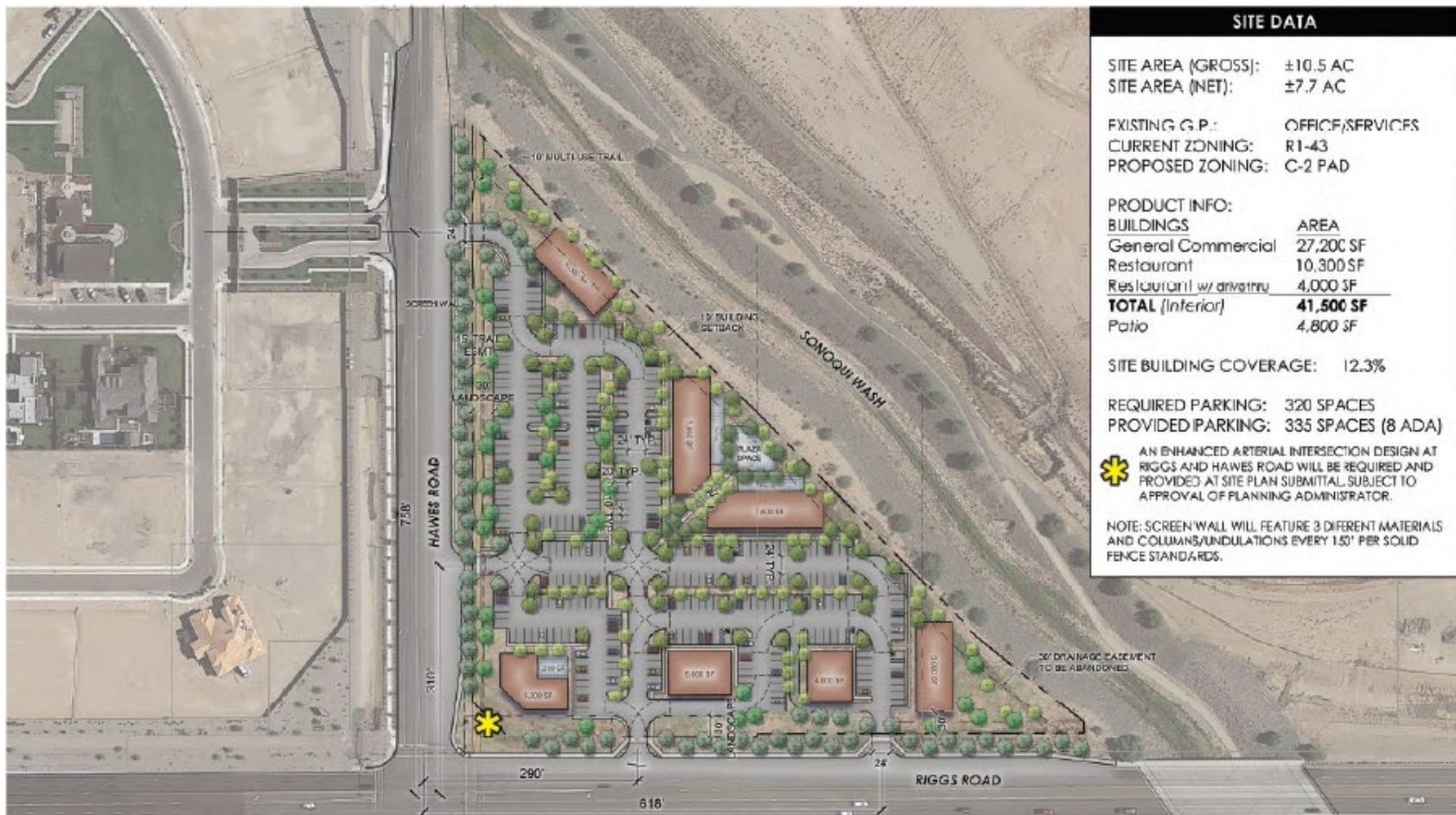
Current Zoning Exhibit: R1-43



Proposed Zoning Exhibit: C-2/PAD



Conceptual Site Plan



SITE DATA

SITE AREA (GROSS):	±10.5 AC
SITE AREA (NET):	±7.7 AC
EXISTING G.P.:	OFFICE/SRVICFS
CURRENT ZONING:	R1-43
PROPOSED ZONING:	C-2 PAD
PRODUCT INFO:	
BUILDINGS	AREA
General Commercial	27,200 SF
Restaurant	10,300 SF
Restaurant w/ drive thru	4,000 SF
TOTAL (Interior)	41,500 SF
Patio	4,800 SF
SITE BUILDING COVERAGE: 12.3%	
REQUIRED PARKING:	320 SPACES
PROVIDED PARKING:	335 SPACES (8 ADA)
<p>✳ AN ENHANCED ARTERIAL INTERSECTION DESIGN AT RIGGS AND HAWES ROAD WILL BE REQUIRED AND PROVIDED AT SITE PLAN SUBMITTAL SUBJECT TO APPROVAL OF PLANNING ADMINISTRATOR.</p>	
<p>NOTE: SCREEN WALL WILL FEATURE 3 DIFFERENT MATERIALS AND COLUMNS/UNDULATIONS EVERY 1.50' PER SOLID FENCE STANDARDS.</p>	



Architectural Imagery Boards





Neighborhood Meeting

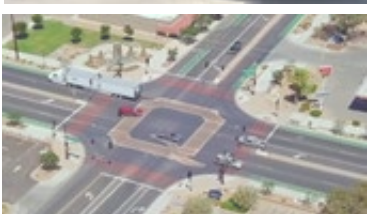
- August 5, 2020: 20 attendees
- Staff has received one (1) phone call from a resident in opposition to the proposal and one (1) email with questions regarding the project.



Jan. 13, 2021 Planning Commission Meeting

- 2 attendees via WebEx:
 - 1 resident spoke with questions on grading and vehicular lighting.
- A Condition of Approval was added to ensure four-sided architecture will be provided on all buildings adjacent to the Sonoqui Wash.
- Planning Commission Vote Report: 7-0





Thank you.