



Public Hearing

AC-24-01

2420 S IH 35 Hotel

Hold a public hearing and consider a request by Randy Warner, on behalf of Daniel McCutchen, for an Alternative Compliance to the minimum build-to zone requirements in Section 4.3.3.3 of the Land Development Code, for approximately 3.04 acres, commonly known as Thermon Industrial Park No. 2, Unit 1, Lot 2-B, Block 2, located at 2420 S IH 35. (L. Clanton)

Context & History

Currently vacant

Surrounding uses

- Manufacturing
- Office

Single-story commercial buildings with front or rear entrances to Barnes Dr.

Established as industrial park in original plat

AC-24-01

2420 IH 35 S - Build To Zone Requirement

Aerial

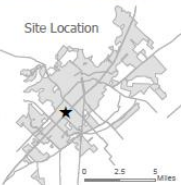


- Subject Property
- Parcel
- City Limit

0 125 250 500 Feet
N

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Date: 1/25/2024

SAMMARCO'S Planning and Development Services



Context & History

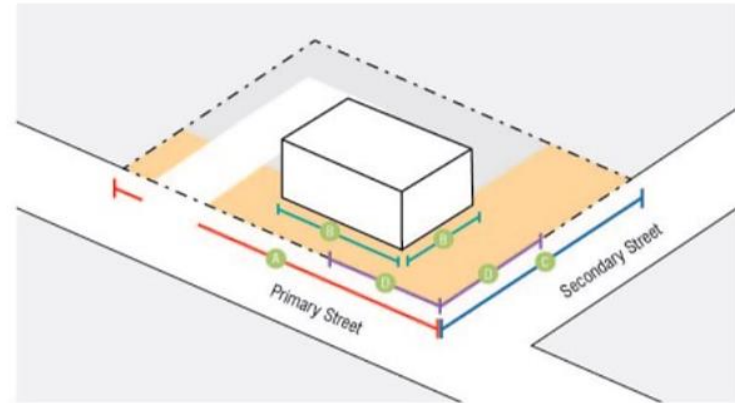


Build-To Zone

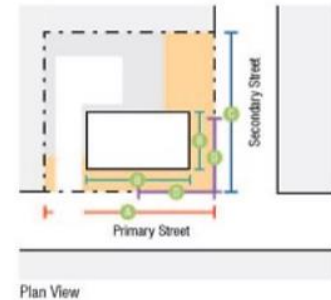
Section 4.3.3.3

- Certain percentage of building façade must be within this zone
- Can be measured from easement
- For Commercial (CM):
 - Primary street – 50% within 10 to 20'
- Requested:
 - Allow measurement of IH 35 build-to from cross-access easement
 - Allow measurement of Barnes Dr build-to from Public Utility Easement
 - Allow >50% of building façade to be positioned behind the build-to zone

FIGURE 4.6 MEASURING BUILD-TO ZONE





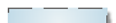
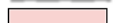





- Adjacent Lots
- Subject Property
- Length of property abutting primary street
- Length of property abutting secondary street
- Setback Range (determined by zoning district)
- Length of structure within the setback range
- 30ft measured from the corner



Site Plan (Concept)

LEGEND

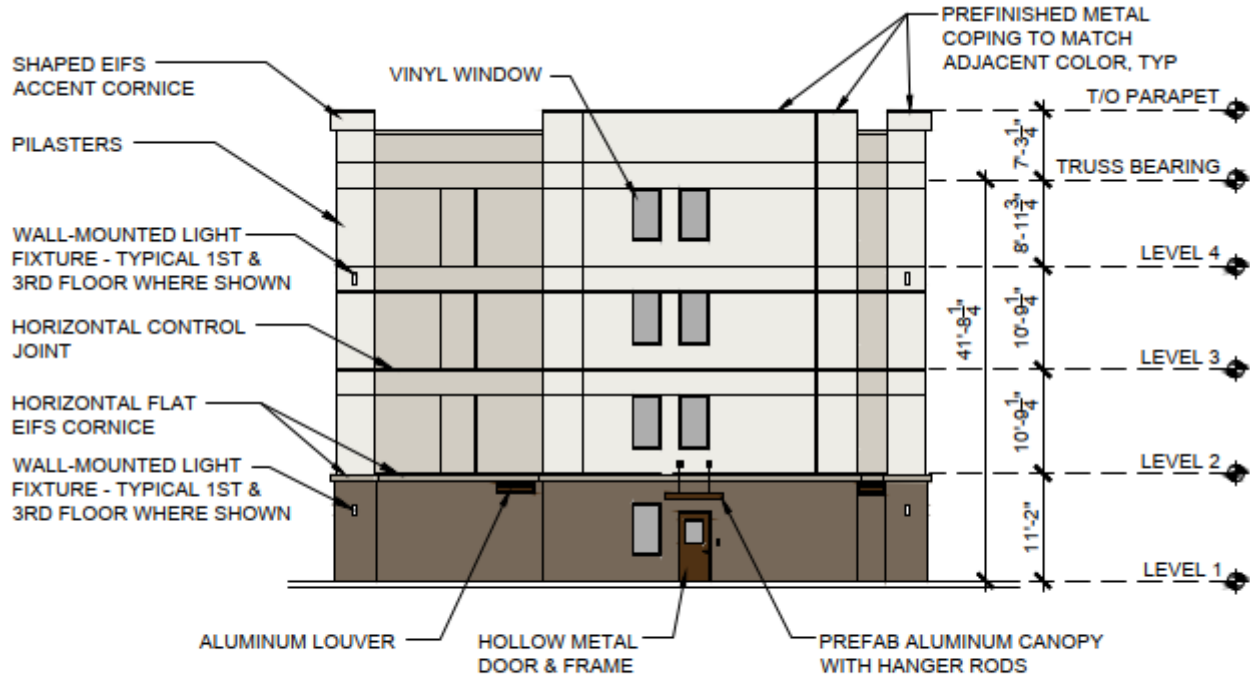
-  PROPERTY BOUNDARY
-  ADJACENT PROPERTY LINE
-  PROPOSED LANDSCAPE / PERVIOUS AREA
-  PROPOSED PAVEMENT / IMPERVIOUS AREA
-  PROPOSED DETENTION POND
-  PROPOSED FIRE LANE
-  PROPOSED BUILDING
-  AMENITY AREA
-  PARKING COUNT

*NOTE: FINAL LANDSCAPE LAYOUT, DESIGN, AND PLANTING SCHEDULES TO BE PROVIDED AS PART OF THE SITE PREPARATION PERMIT SUBMITTAL DOCUMENTS. CONCEPT LANDSCAPE LAYOUT PROVIDED FOR REFERENCE ONLY.



NOT APPROVED

Front Elevation



2 **SIDE ELEVATION**
SCALE: 1" = 20'

NOT APPROVED

Visualization



NOT APPROVED



76'

121'

120'

40'

130'

87'

191'



Criteria for Approval (Section 4.3.3.3.F)

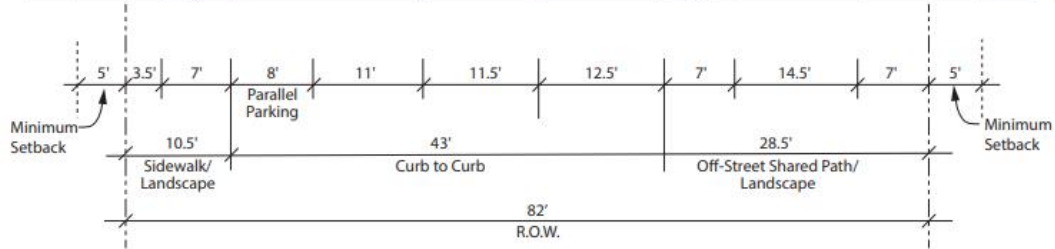
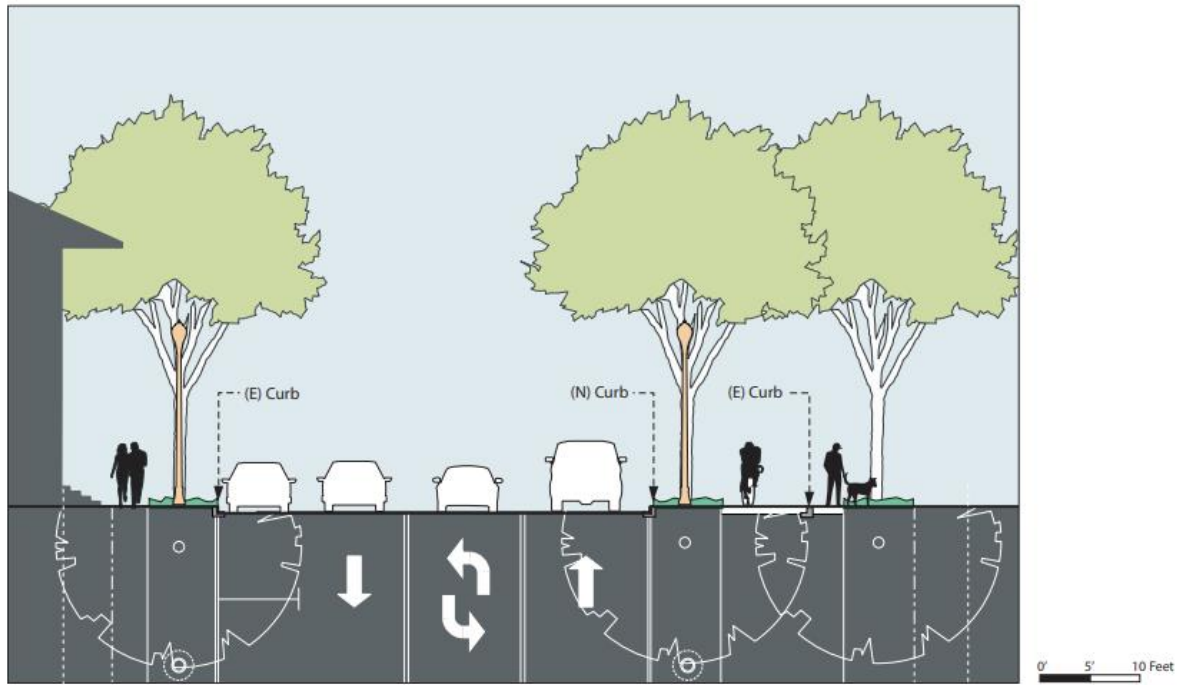
1. The approved alternate meets the intent of the build-to regulations; *Met*
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; *Met*
3. The approved alternate does not substantially or negatively alter the build-to pattern that is harmonious with the existing built context; *Met*
4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort, or safety; *Met*
5. Site area that would have otherwise been occupied by buildings is not utilized for parking and is converted to an outdoor amenity area; *Met*
6. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines. *Not applicable*

Recommendation



Staff recommends **approval** of AC-24-01 with the following conditions:

1. Site design shall incorporate a greenway as required by the Transportation Master Plan (TMP) along IH 35 frontage, including a 12' shared use path and a tree buffer between the shared use path and frontage road.
2. Site design shall incorporate streetscape improvements as required by TMP thoroughfare class AV 82-43, including a 14.5' shared use path and a tree buffer on each side of the shared use path.
3. The final site plan will be substantially similar to the conceptual site plan submitted with this Alternative Compliance request.
4. All other code requirements shall be met.
5. This Alternative Compliance shall be effective upon rezoning from Heavy Commercial "HC" to Commercial "CM."
6. This Alternative Compliance shall not expire.



RETROFIT OF FOUR-LANE UNDIVIDED MINOR ARTERIAL TO THREE-LANE AVENUE WITH OFF-STREET SHARED PATH AND ON-STREET PARKING ON ONE SIDE (AV 82-43 Retrofit B)