



MEMORANDUM

DATE: January 29, 2014

TO: Linus Kafka
Zoning Examiner

FROM: Carolyn Laurie
Lead Planner

SUBJECT: C9-13-11 Atlas Copco Rezoning - CONTINUANCE REQUEST

Please find attached the following items:

1. The amended conditions No. 11, 12 and 13, as agreed to by staff and the applicants.
2. Formal request for continuance to allow additional time for the applicants to meet with PDSD staff.



MEMORANDUM

DATE: January 29, 2014

TO: Linus Kafka
Zoning Examiner

FROM: 
Glenn Moyer, AICP
Planning Administrator

SUBJECT: C9-13-11 Atlas Copco – Campbell Avenue

Following consultation with the applicant, Planning & Development Services staff is amenable to changes to the preliminary conditions as shown below.

11. The on-site landscape borders fronting ~~Campbell Avenue and~~ Sears Boulevard ~~south of the equipment storage area~~ shall include drought tolerant native canopy trees, ~~placed every twentythree-three feet on-centeraverage, and understory plantings consistent with the landscape border fronting Sears Boulevard adjacent to the equipment storage area yet staggered to break up a linear design. Landscape areas shall be on permanent drip irrigation systems.~~
12. ~~The owner/developer shall provide a concrete bus shelter pad and bus stop, constructed to TDOT's specifications, at the north end of the property adjacent to Campbell Avenue. TDOT or its contractor will provide a shelter.~~
13. ~~Ground surface material for that portion of the site to be used for the maneuvering and parking of heavy equipment vehicles, shall meet minimum standards as may be determined by Planning and Development Service Department at the time of development package review. Staff may consider alternative all-weather surfacing that is suited for use by heavy vehicles, equipment, and machinery.~~

Concurrent with the rezoning request, this site is also the subject of development package DP13-0201. During the review several Code related items have been discovered. In order for the applicant to assess the impact of Code compliance on development of the site, the applicant is requesting a continuance to March 20, 2014 (see attached). Staff supports this request.

Attachment: Letter from Michael Steel dated January 29, 2014

C: John Beall, Community Planning
Patricia Gehlen, CDRC



To: Linus Kafka, Zoning Examiner

From: Michael Steele, Agent, C9-13-11 Atlas Copco Rezoning

Date: January 29, 2014

Re: Request for Hearing Continuance to March 20, 2014

The hearing for C9-13-11 (Atlas Copco Rezoning) was continued from January 16th to January 30th to allow the opportunity for the applicant and the staff additional time to review possible conditions for this rezoning request.

City staff and the applicant's representatives were able to meet to begin discussions about this case.

That meeting was productive but we were unable to complete all our discussions with staff.

Both the staff and our team felt it necessary that we have additional time to work with staff on the remaining discussion items.

Consequently, we are requesting that you continue this case to your March 20th hearing.

Michael Steele
Agent

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