



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** November 16, 2005  
**Subject:** Ordinance No \_\_\_\_\_: An Ordinance Approving the Planned Use Rezoning to B-1(P) for the Enterprise Rent-A-Car and Truck Rental (P2005-35)

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**List of committees that have reviewed:** At its meeting on November 14, 2005, the Community Development Committee reviewed and unanimously recommended the Planned Use Zoning to B-1(P) for Enterprise Rent-A-Car and Truck Rental.

**Background:** The applicant, Tim Hof, of Enterprise Rent-a-Car, has filed an application requesting approximately 1.39 acres of land, located along the W. Highway 50 Frontage Road, be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District. This parcel is Lot 2 of Schimtt Office Park and is just east of Jack's Premium Car Wash. The applicant intends to construct a one story building for a rental vehicle facility, approximately 4,484 square feet in size. The building will include office space, two car wash bays and one truck wash bay. The parking area includes spaces for customer parking and rental car/panel truck parking. The panel trucks will be approximately 24 feet long. The retail building will be constructed of EIFS and an asphalt shingle pitched roof. Access to this development site will be from Jack Schmitt Drive which is a private drive. There are four (4) access points proposed from Jack Schmitt Drive; three ingress/egress drives and one exit only drive. This Drive will need to be extended to provide access to the rear of the parcel.

The development, as proposed, requires a variance request for the sign elevation. The maximum sign width in the B-1 District is 12'. The applicant is requesting a 3' variance to install a sign 15' in width. Staff and the Planning Commission recommended the sign variance based on the location of the property being on the frontage road instead of directly along W. Hwy 50 and that the applicant has stated that his proposed sign package is less than the maximum sign area allowance permitted in the B-1 District.

#### **Planning Commission Update**

The Planning Commission held a public hearing on the above referenced application at their Tuesday, November 8, 2005 meeting. The Commission voted unanimously to accept the project report and recommend approval with the following conditions:

1. Jack Schmitt Drive shall be extended as proposed in the site plan and in accordance with the Schmitt Office Park Minor Subdivision.
2. A 3' variance shall be approved from the maximum 12' sign width. The sign shall not exceed 15' in width and 20' in height. The sign pole shall be encased.
3. A sidewalk shall be constructed along the W. Hwy. 50 Frontage Road.

**Legal Considerations, if any:** None

**Budget Impact:** None.

**Staff recommendation:** Staff recommends approval of the zoning with the conditions as noted above.