

LEGISLATIVE #

110112G



Planning & Development Services

PB-11-55 TCH

**Add Ice Manufacturing/Vending
Machines as a Specially
Regulated Use in the LDC**

7/7/11

- Establishes requirements for specific uses
- Applicable regardless of the zoning district in which the use is located (not tied to a specific location)
- Applicable regardless of whether the use is by right or by special use permit
- Applicable regardless of any less restrictive requirements generally applicable to the district in which the use is located

- Dimensional requirements (special setbacks or build-to lines)
- Fencing requirements
- Specification of permitted zoning districts & different requirements in districts
- Buffering/spacing/distance requirements
- General conditions requirements
- Access requirements
- Design/lighting requirements

- Application to amend LDC to allow use by right in MU-1 and MU-2 districts (3/10)
- Application for Zoning Compliance Permit for use on MU-1 property (8/10)
- ZCP application denied because use classified as SIC IN 2097 (Manufactured Ice); not allowed in MU-1 8/5/10
- Board of Adjustment appeal filed (8/24/10)
- Appeal denied by BOA (10/5/10)

- Appeal of BOA decision to City Commission (12/2/10); CC voted to affirm the BOA decision and deny the appeal
- CC direction to staff to look at development/architectural stds. for businesses such as these in MU-1/MU-2
- Final Order denying appeal approved by CC (12/16/10)
- Plan Board application 3/22/11; Plan Board hearing 4/28/11

Ice Manufacturing/Vending Machines

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- These machines manufacture ice within the structure and vend it to customers who drive up to the structure for self service (cooling equipment on roof)
- Photo examples of machines provided by the Petitioner

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16^{hr} BAG

20^{hr} BULK

\$2.00

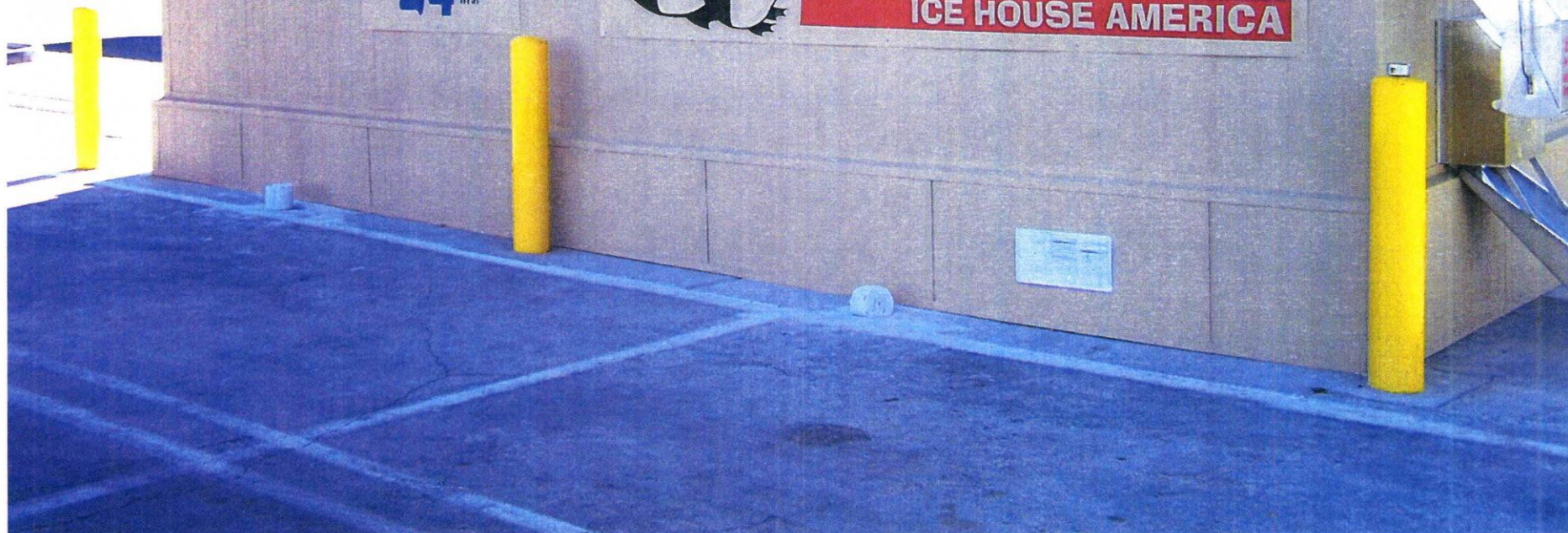
24^{hrs.}



TWICE
THE
ICE

ICE HOUSE AMERICA

1735





16^{oz} BAG

20^{oz} BULK

\$1.25

24



25¢
GALLON

\$1.00
4.5 GALLONS



TWICE
THE
ICE

ICE HOUSE AMERICA

- Petitioner request:
- Allow by right in BI, W, I-1, & I-2; in BUS, BA, BT by right with special regulations
- Allow machines by SUP in MU-1 & MU-2, (& BUS, BT, BA, UMU-1, UMU-2, & CCD in first submittal)
- Staff cannot support the use even by SUP in: MU-1 & MU-2
- Not compatible with intent of those districts

Acreages available for use 110112G

Land Use Category	Acreage
Commercial (BA, BT, BUS)	713 acres
Industrial (BI, W, I-1, I-2)	2,872 acres
TOTAL:	3,585 acres
Mixed Use Low (MU-1)	561 acres
Mixed Use Medium (MU-2)	471 acres
Mixed Use High (CCD)	247 acres
Urban Mixed Use 1 (UMU-1)	23 acres
Urban Mixed Use 2 (UMU-2)	248 acres
TOTAL:	1,550 acres

- In BI, W, I-1, I-2 allow by right, but with some special requirements as specified in the specially regulated use
- In BUS, BA, and BT districts require a Special Use Permit and special requirements as specified in the specially regulated use

- Must be co-located with an existing use (cannot be a principal use)
- 1 mile spacing requirement
- Located to the side or rear of principal buildings on the site
- Adequate queuing space for vehicles on site
- Maximize pedestrian safety/comfort
- Visual impact on street frontage minimized

- Placement of machine maintains parking requirements for the principal use
- Minimum distance of 20 feet from side or rear property line when abutting residential land use
- Placement of the machine no further forward on the site than the front façade of the principal building
- Development plan approval required

- Roof required that screens mechanical equipment on the machine/structure
- Façades that have a brick-like appearance
- Roof and building colors consistent with the City's Advisory Color Guidelines and are soft, earth tone colors
- Skirting is required and must complement the façade colors
- Roofs/canopies designed to provide articulation and interest

- Landscaping requirements met, and in SUP locations, additional landscaping for visual shielding or aesthetics may be required
- Signage regulated as follows:
 - Max of 2 signs totaling 20 sq. ft or less for machines less than or = 24 feet long
 - Max of 2 signs totaling 36 sq. ft. or less for machines greater than or = 24 feet long
 - Sign permits required

Example of color/facade

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Example of skirting

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Example of roof for shielding

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Example of reduced signage

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Plan Board changes (4/28/11) ^{110112G}

- Delete the 1 mile spacing requirement
- Delete the requirement for skirting with colors that complement the ice machine façade and are consistent with the City's Advisory Color Guidelines
- Add a requirement that utility connections on machines be screened from ROW

Plan Board Recommendation

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- Approve Petition as follows:
 1. Add Ice Manufacturing/Vending Machines as a new specially regulated use
 2. Approve Staff requirements for the specially regulated use, but delete distance and skirting requirements and require that utility connections be screened from public ROW and pedestrian ROW

Plan Board Recommendation cont.

3. Limit the zoning districts in which the use is allowed to BI, W, I-1, I-2, BUS, BA, and BT (SUP for BUS, BA, BT)
4. Staff initiate a petition to change the BI, W, I-1, I-2, BUS, BA, and BT zoning districts to add the specially regulated use with reference to Article VI

**Approve Petition PB-11-55
TCH with original Staff
recommendations & addition
of screening of utility
connections on machines
from public & pedestrian
ROW (per the Plan Board)**