

Palm Valley Crossing PAD Amendment



City Council
July 19, 2021

Trek

Yates
Buick GMC

Amazon

Palm Valley
Church

Commercial
Center

Rodeo Ford

Ride Now

Elevate

Flex buildings

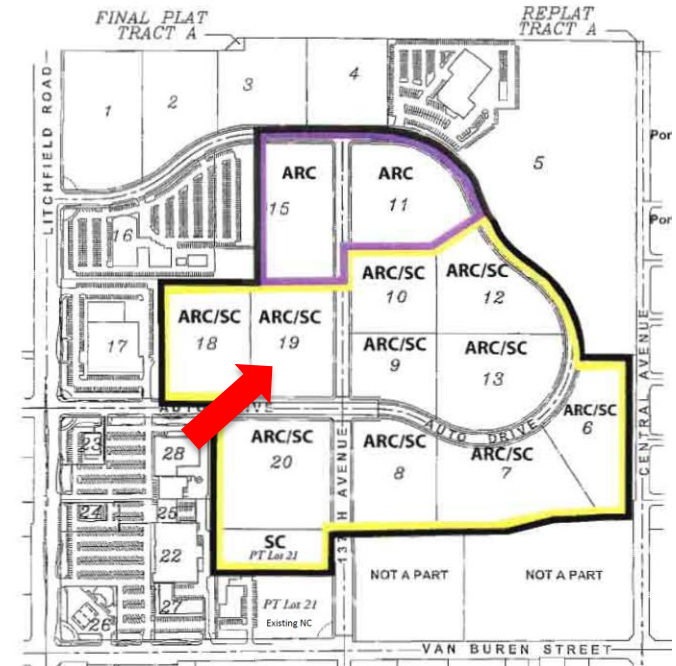


BACKGROUND



PALM VALLEY CROSSING PAD AMENDMENT

- General Plan: Business & Commerce
- Palm Valley Crossing PAD
- March 1995
- Amended February 2007
- Established as Lot 19
- Designated Automotive Related Commercial and Service Commercial/Commerce (ARC/SC)
- Property developed as three building condo



REQUEST



PALM VALLEY CROSSING PAD AMENDMENT

- Per PAD, wholesale and retail sale of guns permitted on Lot 19
- Gun range is not permitted
- Gun range (indoor) only permitted on certain lots north of Lot 19
- Property owner requests to allow gun range use on Lot 19 like those lots so designated in Palm Valley Crossing
- Intended user is Shooter's World
- Facility to offer retail sales, office, & indoor gun range

EVALUATION CRITERIA



PALM VALLEY CROSSING PAD AMENDMENT

Applicable to all zoning actions:

1. Consistency with the General Plan
2. Suitability of property's physical and natural features
3. Compatibility with surrounding uses
4. Proposed zoning's consistency with other land uses
5. Demand for uses permitted by rezoning
6. Demands for public services
7. Potential adverse fiscal impacts
8. General public concerns
9. Whether amendment promotes orderly growth and development
10. Other factors impacting the general health, safety and welfare of public

Evaluated by staff during review of PAD amendment

STAFF ANALYSIS



PALM VALLEY CROSSING PAD AMENDMENT

Complies with Evaluation Criteria:

- Amendment to add new use consistent with Business & Commerce General Plan land use
- New use (indoor gun range) permitted on other lots within the PAD
- New use will be indoors, within fully enclosed building
- Property's existing features suitable for proposed development
- Use is compatible with surrounding area
- No nearby single family residential
- To date, no public opposition to project
- No identified adverse fiscal impacts

PUBLIC PARTICIPATION



PALM VALLEY CROSSING PAD AMENDMENT

- Citizen Review Notice mailed to surrounding property owners
- Amendment requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No opposition to project to date
- One property owner not signatory to application

RECOMMENDATION



PALM VALLEY CROSSING PAD AMENDMENT

- Findings
 - Consistent with PAD
 - Compatible with surrounding area
- Planning Commission recommends approval
- Four stipulations in draft Ordinance No. 2021-1510