



The proposed building is primarily a one-story building with a small second-story area for storage and a mechanical room. The building height will meet the maximum height limit of 35 feet.

Staff received one telephone call in response to the public notice. The abutting property owner initially had concerns about property value but was satisfied to know that there are easements and a reserve area that will provide a buffer area along the boundaries of the project site.

Staff recommended that SP-283 be approved, based on the Comprehensive Plan, the location of the property, past history of the property, the surrounding land uses, and subject to the following conditions:

1. The rear 25 feet of the site that is known as Reserve “A” shall remain as open space.
2. The landscape plan shall include a vegetation buffer between the project site and the adjacent residential uses.

In their meeting of July 27, 2017, the Planning Commission recommended SP-283 for approval as recommended by Staff with a vote of 5-0. Three people spoke on this item with concerns about lighting, noise, and fencing.

**Cost:** \$0

**Prepared By:** Jane Wyrick, Planner II

**Reviewed By:** Development Services Department  
Assistant City Manager, Operations  
Legal Department

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** 1-Published Planning Commission Fact Sheet  
2-Case Map  
3-Aerial  
4-Copper Creek Park Plat  
5-Gilgal Addition Plat  
6-Survey  
7-Site Plan  
8-Dimension Floor Plan  
9-Elevations

**Recommendation:**

Approve SP-283, as recommended by Planning Commission and Staff.

LRC:JMW