

## STAFF REPORT

**Case Number:** 13-SP-02  
**Request:** Site Plan Amendment  
**Address:** 2020 Valley View Lane  
**Lot Size:** 6.92 acres  
**Petitioner:** Flooring Services, Inc.

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### Existing Conditions:

The subject property is used by the owner, Flooring Services Incorporated (FSI), as a showroom, administrative offices, and distribution warehouse. The property is zoned PD-77 and allows for a variety of land uses including educational, recreational, transportation, retail, commercial and industrial. There is a two-story existing building on the 6.92 acre site. The building is approximately 124,000 square feet.

FSI continues to expand its staff and businesses and the existing parking lot is no longer adequate to provide sufficient parking. They are currently utilizing the vacant grass lot to the south, adjacent to Hutton Drive, for overflow parking needs. The applicant expanded its parking lot in 2012 through a site plan amendment. However, even with the expansion of 44 spaces last year, there was not adequate parking and thus the need for further expansion and an additional site plan amendment now in 2013.

### Site Design:

The proposed amendment is for the addition of a southern parking area located along the southernmost edge of the property. This new parking area will be used primarily for employee parking, and will include landscape improvements in the parking island medians and landscape improvements in the area adjacent to Hutton Drive. The additional parking area will be located to the southwest of the building, adjacent to Hutton Drive. The proposed new parking area will contain 31 additional parking spaces. Each individual space will be a minimum of 18 feet long and 9 feet wide (18'x9'). **(See Site Plan.)** The applicant also plans to convert three (3) standard parking spaces along the eastern side of the building into two (2) handicapped parking spaces. **(See Enlarged Site Plan.)**

There are currently 220 standard parking spaces and 7 handicapped parking spaces located on property. If the site plan amendment is approved, the total amount of standard parking spaces for the property will be 251 and 9 handicapped parking spaces. The City requires at least 200 parking spaces for this property and building use.

The proposed new parking area will contain two landscaped islands. Each island will include two (2), three inch (3") caliber live oak trees. The perimeter of the new parking area along Hutton Drive will also be landscaped with a row of three foot (3') high Dwarf Buford Holly shrubs.

**Comprehensive Plan:**

The 2003 West Side Plan recommends this area to be an Employment District. The proposed site plan amendment for an additional parking lot and spaces is consistent with the Comprehensive Plan.

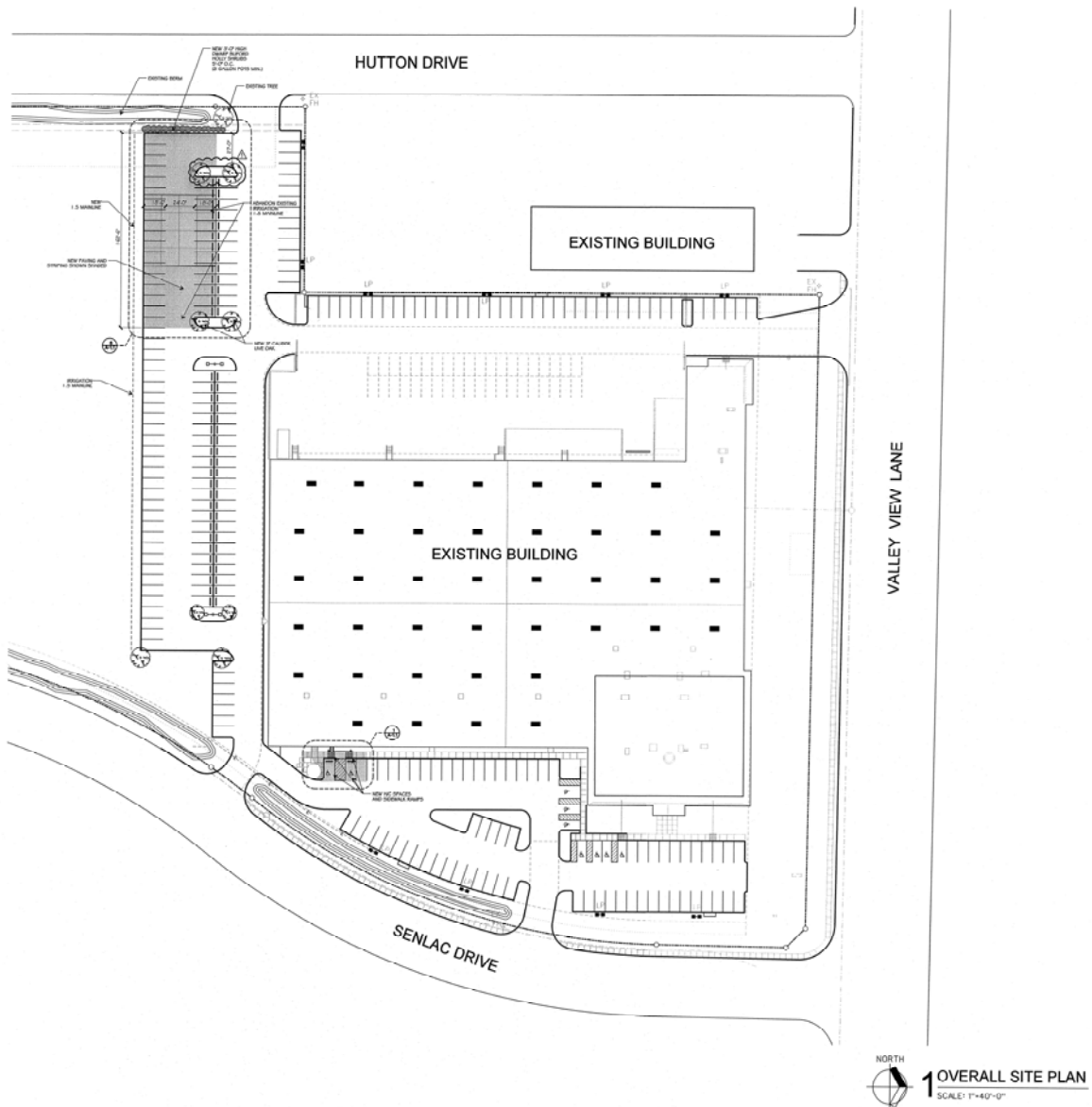
**Thoroughfare Plan:**

The property is bordered by Valley View Lane to the north, Senlac Drive to the east and Hutton Drive to the west. Neither of these three city streets have any plan for expansion or improvements at this time.

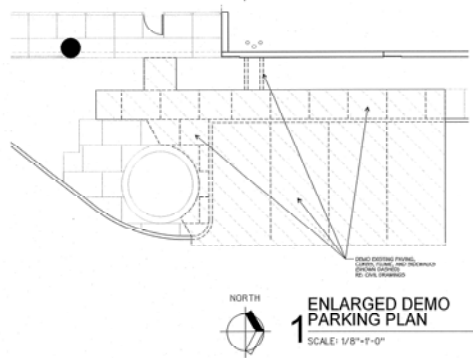
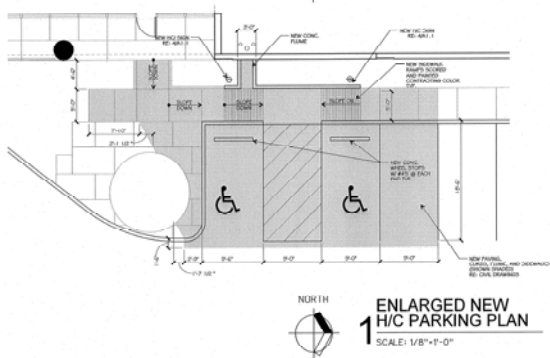
**Public Response:**

Site Plan amendments do not require notification letters to be sent to the surrounding property owners.

## SITE PLAN



## ENLARGED SITE PLAN



AERIAL IMAGE



## SITE PHOTOGRAPHS



Photo facing northwest on Senlac Drive towards the southeastern façade of the building.



Photo facing west towards the southern parking lot area

## SITE PHOTOGRAPHS



Photo of the landscaped medians and new parking spaces completed in 2012



Photo facing east on Hutton Drive towards the proposed new parking area