




MEMORANDUM

TO: *Walden Oaks HOA Board*
FROM: *Tim Hancock, AICP* 
RE: *Summary of changes to Top Hat CPUD*

2-4-13

The purpose of this memo is to summarize the changes made to the Top Hat Commercial Planned Unit Development since the Neighborhood Information Meeting was held on Tuesday, October 16, 2012. Some changes were made prior to the Planning Commission hearing and many changes were made as a result of issues raised by residents at the Planning Commission hearing and incorporated in the proposed zoning document. A Planned Unit Development (PUD) document gives you the opportunity to include specific development standards that may not be addressed in the County Land Development Code or may not be addressed adequately in order to achieve increased compatibility with surrounding properties.

The following are a list of changes addressing compatibility that have been incorporated into the PUD:

1. More intensive repair uses such as Tire retreading and Body repair have been removed for the PUD. Service repair functions will be performed in an enclosed building.
2. Any car wash must meet at a minimum, the site location criteria in the County Land Development Code for stand-alone car washes including increased setbacks and buffering. Additionally, the blowers for the car wash were moved to the west end of the car wash, furthest from the residential units and pool.
3. The setback from the residential portion of Walden Oaks has been increased from 100 feet to 500 feet for all principal and accessory buildings.
4. Light poles will be limited to 25 feet and display level lighting has been limited to the portion of the site closest to Airport Road. The rest of the site is limited to security lighting only with no lights around the lake closest to the residential area. Security lighting will be reduced in intensity a minimum of 25% from the intensity of the display lighting and all lighting will be shielded to avoid glare to adjacent properties.
5. No outdoor paging or amplified systems will be used in the operation of the dealership.
6. No open service doors will face east, toward the residential portion of Walden Oaks.
7. The one service door that faces east will utilize a 'speed door' that opens to allow a vehicle to exit and closes automatically afterwards.

8. The hours of operation have been reduced from the current zoning, particularly in the late evening hours. The hours of the dealership have been limited to:
 - a. 7am to 8pm Monday through Friday for Sales
 - b. 7am to 6pm Monday through Friday for Service
 - c. 7am to 5pm on weekends for both Sales and Service.
9. The buffers adjacent to the pool area as well as the residential areas will include a 6' privacy wall where currently only a chain link fence exists.

The above commitments have already been agreed upon and placed in the PUD Document.

Additional considerations:

During additional meetings with residents after the Planning Commission hearing, it was asked that Lone Oak Blvd not be used for Sales or Service test drives. The petitioner has agreed to this condition and offered to place language in the PUD document to this effect.

Lighting:

Light poles are limited to 25' and the building height will range from 24.5' in the rear to 35' in height closest to Airport Road. All lights will be shielded to reduce or avoid glare to adjacent properties and lighting will be 'stepped down' in intensity from Airport Road to the east as it gets closer to the residential units with no lights at all being in close proximity to the rear of the property. Lighting will be further shielded so as not to emit glare onto Airport Road.

Noise:

Recognizing the commitments already made by the petitioner, a key issues raised by residents is the potential noise from the automated car wash, specifically, the blowers that dry the car prior to exit. After reviewing multiple options with the neighbors including raising or extending wall heights, increasing landscaping, etc., the residents asked if we could put doors on the car wash so that when a car was being washed or dried, it would be in an enclosed structure.

After careful review, despite the significant costs associated with doing so, the petitioner has indicated a willingness to consider installing doors on both ends of the car wash that would open to allow a car to enter or exit, but would stay closed during the entire wash cycle, including the drying of the vehicle. Due to the significant expense of this and other efforts in an effort to minimize any site related impacts, the petitioner asks that the community recognize this offer as a significant step worthy of the support of the community before placing this commitment in the PUD document.

End of Memo