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To: Planning & Zoning Commission

From: Lisa Payne, Town Planner

CC: Wade Carroll, Interim Town Manager
Holly Fimbres, Town Secretary/RMO

Re: Case TUP-19-003
Planning & Zoning Commission Meeting, September 5, 2019

Agenda Item:

Case TUP-19-003 (Medlin Construction Trailer)

Discussion and recommendation regarding a request for a Temporary Use Permit to allow a construction trailer at Medlin Middle School, generally located west of Parkview Drive and south of Marshall Creek Road.

Strategic Link:

Infrastructure & Development – Foster a business-friendly environment.

Background and Explanation:

According to Sec. 14.02.251 of the Code of Ordinances, construction offices that are used temporarily by contractors during the construction of buildings must obtain a Temporary Use Permit (TUP) through approval from Town Council, after recommendation by the Planning & Zoning Commission. In addition, the allowed time period may tie into the schedule of construction, with annual renewal through this same process, if necessary.

Northstar Builders is requesting approval of a TUP to allow one construction trailer, temporary fencing, and Conex storage boxes to locate on the Medlin Middle School property while construction to expand is ongoing. The 54 foot long construction trailer and the 40 foot long Conex storage boxes will be located north of the middle school football field and track and surrounded by 6 foot tall chain link fencing with black wind screens. Screened fencing will also surround the two areas of construction, which will be at the northwest and southeast corners of the school. Refer to Exhibit A for a visual representation.

Construction of the building additions at Medlin Middle School is expected to start in October 2019 and be complete in the fall of 2020, so the applicant requests that the TUP is active until September 30, 2020, if approved.

Financial Considerations:

Not applicable.

Legal Review:

This item is currently under review by the Town Attorney.

Staff Recommendation:

Staff recommends approval of the Temporary Use Permit through September 30, 2020.

Attachments:

- Exhibit A – Site Layout