

MEMO

To: Planning Commission
From: Hector Soto, Jr., AICP, Senior Planner
CC: File
Date: April 7, 2023
Re: Appl. #PL2022-394 – REZONING and PRELIMINARY DEVELOPMENT PLAN – Summit 470 Logistics Center

Following the applicant's and staff's presentations during the public hearing held on March 9, 2023, the Planning Commission raised questions and concerns regarding the potential impacts of a yet-to-be-determined tenant(s) for the proposed logistics center. As currently proposed, no road improvements are required to the existing street network. The Planning Commission asked what recourse, if any, the City may have after approval of a preliminary development plan to require a future tenant to construct road improvements if the impacts of said future user are significantly greater than the assumptions used by staff in the preparation of the City's traffic impact analysis.

In response to the concerns raised by the Planning Commission regarding the evaluation of the traffic impacts of an unknown user, the City Traffic Engineer prepared a memo which addresses, among other things, trip generation estimates, the requirement for traffic impact studies and land use assumptions. The memo is included as an attachment.

In response to the question about the City's recourse if the impacts of a future tenant(s) are found to be greater than assumed at the time of preliminary development plan approval, condition #6 has been added below. In short, a significant change to an approved preliminary development plan, including that related to a significant change in traffic circulation or trip generation, requires submittal and approval of a new preliminary development plan via the normal public hearing process in front of both the Planning Commission and City Council for consideration per UDO Section 2.330.

Staff has also amended conditions #4 and #5 in an effort to provide more clarity to all parties involved regarding expectations surrounding the allowance of future unrestricted access onto NW Main St and cross-access between Lots 1 and 2. The intent of the respective amended conditions remains unchanged from their previous iterations.

1. A modification shall be granted to the street tree and street shrub landscaping requirement, to allow that no further landscaping be required to be planted along the subject property's I-470 frontage.
2. Development shall be in accordance with the preliminary development plan dated February 23, 2023, and building renderings and elevations dated November 4, 2022.
3. Development shall include the construction of both the driveway connection to NW Victoria St and

the restricted emergency access connection to NW Main St as depicted on the preliminary development plan dated February 23, 2023, in order to maintain adequate fire access.

4. Any direct access to NW Main St shall require compliance with the City's Unimproved Road Policy which is in effect at the time of the submittal. **(amended by staff)**
5. Lot 1 shall provide Lot 2 with an access easement providing permanent and unrestricted vehicular access to NW Victoria Drive or NW Main Street. This access shall adhere to all applicable City Code requirements including but not limited to the minimum curb cut separation requirements of the Access Management Code and shall be recorded prior to recording of the final plat for Lots 1 and 2. **(amended by staff)**
6. A change in the traffic circulation patterns or a change in the trip generation that will negatively affect on-site and/or off-site traffic shall be treated as a "substantial change" to the preliminary development plan as set forth in Section 2.330 of the UDO. **(added by staff)**