

## Legislation Details (With Text)

**File #:** 2022-4918      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Presented

**File created:** 4/29/2022      **In control:** City Council - Regular Session

**On agenda:** 6/7/2022      **Final action:** 6/7/2022

**Title:** Public Hearing: Application #PL2022-122 - Rezoning from PMIX to PI and Preliminary Development Plan - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Road for the proposed LS Industrial; LS Industrial LLC., applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Action Report, 2. Staff Report, 3. Transportation Impact Analysis (TIA), 4. Rezoning and Site Plan Exhibit, 5. Preliminary Development Plan, 6. Elevations and Rendering, 7. Alternate Parking Plan comparables, 8. Memorandum from GBA, 9. Neighborhood Meeting Minutes, 10. Location Map

Date	Ver.	Action By	Action	Result
6/7/2022	1	City Council - Regular Session	presented	
5/26/2022	1	Planning Commission	recommended for approval	Pass
5/12/2022	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2022-122 - Rezoning from PMIX to PI and Preliminary Development Plan - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Road for the proposed LS Industrial; LS Industrial LLC., applicant.

Issue/Request:

The applicant proposes a rezoning of the subject property from PMIX to PI and a preliminary development plan for the purpose of allowing a manufacturing, production, or a distribution center use on the subject property. A specific user has yet to be determined for the site.

The subject property lies within the boundaries of the previously approved preliminary development plan for The Grove under the existing PMIX zoning. The plan for The Grove showed industrial uses for the subject property located south of SE Bailey Rd. The property is no longer under control of the original developer, but the preliminary development plan for The Grove continues to be a valid plan for the area. With this application, the applicant is amending the plan for the area south of SE Bailey Rd. The plan continues to propose industrial uses for this same subject area, but the street, lot and building layout changes from the original plan. With this change, the applicant requests to rezone the property to a more standard PI zoning district for the industrial uses, and to have a new preliminary development plan for the affected area south of SE Bailey Rd.

Hector Soto, Jr., AICP, Senior Planner  
Gary O'Dell, Applicant

Recommendation: With the conditions of approval below and contained in the staff report, the application meets the requirements of the UDO and DCM (Design and Construction Manual).

1. An updated sanitary sewer analysis will need to be submitted and approved prior to the approval of any final

design / development documents.

2. The applicant shall be required to provide an offsite public sanitary sewer connection to the south at a location to be identified by City staff.
3. Development shall be in accordance with the preliminary development plan dated February 25, 2022, and building elevations with revised dates of May 16, 2022.
4. An Alternate Parking Plan shall be approved for the development as depicted on the preliminary development plan and consistent with the supporting documentation of parking for comparable industrial developments provided to staff with an upload date of May 16, 2022.
5. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements addressed in the City Traffic Engineer's TIA dated April 29, 2022. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

Committee Recommendation: On a motion by Mr. Benbrook, seconded by Ms. Rader, the Planning Commission unanimously voted on May 26, 2022, to recommend approval of Appl. #PL2022-122 - REZONING from PMIX to P1 and PRELIMINARY DEVELOPMENT PLAN - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Rd for the proposed LS Industrial; LS Industrial LLC., applicant.