

Legislation Details (With Text)

File #: 2022-5011 **Name:**

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

File created: 6/17/2022 **In control:** City Council - Regular Session

On agenda: 7/26/2022 **Final action:** 7/26/2022

Title: Public Hearing: Application #PL2022-159 - Rezoning from CP-2 to PI and Preliminary Development Plan - 950 NE Pollard Street; Engineering Solutions, LLC, applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. Draft PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Rezoning Exhibit, 5. Preliminary Development Plan, 6. Colored Elevations, 7. Macro Storm Water Drainage Study, 8. Neighborhood Meeting Notes, 9. Location Map, 10. Applicant Presentation, 11. Staff Presentation

Date	Ver.	Action By	Action	Result
7/26/2022	1	City Council - Regular Session	presented	
7/14/2022	1	Planning Commission	recommended for approval	Pass
6/23/2022	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2022-159 - Rezoning from CP-2 to PI and Preliminary Development Plan - 950 NE Pollard Street; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant proposes to rezone the subject property from CP-2 to PI and includes a preliminary development plan for a proposed 9,750 sq. ft. office/warehouse building on the 1.31-acre site. A specific user has yet to be determined for the site.

A modification is sought to not require construction of a 54' segment of the required sidewalk along NE Pollard St from the eastern driveway to the eastern property boundary. The applicant further requests that payment in lieu of construction of said sidewalk portion also not be required. Staff supports not requiring construction of the sidewalk segment, but does not support waiving payment in lieu of construction.

Matt Schlicht, P.E., Applicant's Representative
Josh Johnson, AICP, Assistant Director of Plan Services

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

1. A modification shall be granted to the requirement for a sidewalk along the entire street frontage along a commercial or industrial street, to not require construction of the sidewalk segment (approximately 54' in length) east of the easternmost driveway serving the site. Payment in lieu of construction for said segment shall be required.
2. Development shall be in accordance with the preliminary development plan dated May 23, 2022, and

building elevations with revised dates of May 24, 2022, subject to conditions further contained below.

3. To satisfy the requirements of the UDO, all sides of the building shall include similar architectural details, materials and colors to minimize a back-side presentation to other buildings.
4. To satisfy the requirements of the UDO for a building with flat roofs, buildings with a pitch of 2 inches vertical to 12 inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief. Said parapet or exaggerated cornice line shall be extended to the rear building elevation.

Committee Recommendation: On a motion by Mr. Trafton, seconded by Ms. Rader, the Planning Commission unanimously voted on July 14, 2022, to recommend approval of **Continued Appl. #PL2022-159 - REZONING from CP-2 to PI and PRELIMINARY DEVELOPMENT PLAN** - 950 NE Pollard St; Engineering Solutions, LLC, applicant.