Legislation Details (With Text)

File #:	2022-5040	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	7/8/2022	**In control:**	City Council - Regular Session
On agenda:	8/9/2022	**Final action:**	
Title:	Public Hearing: Application #PL2022-140 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Rezoning Exhibit and Legal Description, 5. Preliminary Development Plan, 6. Parking Exhibit, 7. Colored Building Elevations, 8. Project Use Description Chart, 9. Storm Drainage Letter, 10. Location Map, 11. Applicant Presentation, 12. Staff Presentation		

Date	Ver.	Action By	Action	Result
7/14/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-140 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Issue/Request:
The applicant proposes to rezone the subject property from CP-2 to PMIX and includes a preliminary development plan for a proposed 89,032 sq. ft. flex-space/contractor garage development on the 5.8-acre site. The development consists of 20 total buildings, inclusive of a clubhouse/office building. The buildings house a total of 79 individual tenant spaces ranging from 544 sq. ft. to 1,440 sq. ft.

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

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. Development shall be in accordance with the preliminary development plan with an upload date of June 14, 2022, and building elevations with dated May 10, 2022.
2. Allowed uses in the development shall be limited to those outlined in the Project Use Description Chart dated May 10, 2022.
3. The emergency access onto NE Strother Rd shall be removed and relocated at a future point, if possible, when internal access may be provided from the development of the abutting property to the west.
4. This preliminary development plan includes gated access only to the site. Signage that includes an emergency access number shall be posted on the fence at the gates to provide the City access to the public utilities within the gated area. If authorized personnel response time is unreasonable, the City reserves the

right to remove the fence and/or gate as needed for access with no obligation to repair or replace. Wording and placement of the signage will be determined as a part of the final development plan review.

Committee Recommendation: On a motion by Mr. Benbrook, seconded by Ms. Rader, the Planning Commission unanimously voted on July 14, 2022, to recommend approval of Application #PL2022-140 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

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