

Legislation Text

File #: 2023-5385, **Version:** 1

Continued Public Hearing: Application #PL2022-394 - Rezoning from PMIX and PI to PI and Preliminary Development Plan - Summit 470 Logistics Center, 1451 NW Main Street; Ryan Companies US, Inc., applicant. (Note: This item was continued from April 4, 2023. This application has been withdrawn by the applicant.)

Issue/Request:

The applicant proposes a rezoning and preliminary development plan for a two-lot industrial development. Lot 1 will be the site of a 465,000 sq. ft. logistics center building. Lot 2 has no building proposed at this time. Under the proposed rezoning to PI (Planned Industrial), the future development of Lot 2 will not require going through a separate public hearing process in front of the Planning Commission and City Council. The UDO allows for the development of PI-zoned property to be approved at the staff level as long as the proposed development complies with all UDO standards. An application for the future development of Lot 2 would only be presented to the Planning Commission and City Council if the applicant were to request a modification seeking relief from any UDO requirement.

Architecturally, the proposed Lot 1 building will be constructed of pre-cast concrete panels. Color banding will provide horizontal relief. Additional painted concrete panels will be spaced out on all four building sides to provide vertical relief. These additional panels will have 12" of overlap in order to provide some projection to break up the large expanses of wall.

Proposed Planning Commission Motion:

I move to recommend APPROVAL of Continued Appl.#PL2022-394 - REZONING from PMIX to PI and PRELIMINARY DEVELOPMENT PLAN - Summit 470 Logistic Center, 1451 NW Main St; Ryan Companies US, Inc., applicant.

Andy Crimmins, Applicant Representative
Josh Johnson, AICP, Director of Development Services

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

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. In accordance with the City's Unimproved Road Policy, construction of a full-access driveway connection to NW Main St shall not be allowed until such time as NW Main St is improved to an urban

standard from a point approximately 150' south of the subject development (where improvements to NW Main St currently under way will terminate) north to NW Colbern Rd.

5. A cross-access easement through Lot 1 shall be provided for Lot 2 as Lot 2 cannot have direct access onto NW Main St and comply with the minimum curb cut separation requirements established under the City's Access Management Code.
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)**

Planning Commission action pending.