



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

Re: Eastport Centre Plat 2-C – Final Plat (Case #213-2021)

## Executive Summary

Approval will result in the combination of three existing lots and recently vacated right-of-way into one lot. This request is being reviewed concurrently with a request for a design adjustment regarding a turnaround on a terminal street.

## Discussion

Allstate Consultants (agent), on behalf of EquipmentShare.com Inc. and Premiere Industrial Properties LLC (owners, is seeking approval of a one-lot final plat of M-BP (Business/Industrial Park) zoned property, constituting a replat of Lots 10-12 of *Eastport Centre Plat 2-A* and the vacated right-of-way of Burnside Drive, to be known as *Eastport Centre Plat 2-C*. The 19.66-acre site is located east of Port Way and south of Bull Run Drive (excluding 1.05 acres located at the southeast corner of Port Way and Bull Run Drive) and is addressed 5710 Bull Run Drive.

Associated with this request, under separate cover on the September 7 Council agenda, is a concurrent request for a design adjustment from Appendix A.7 to allow a terminal street without a turnaround. Approval of the requested design adjustment would permit approval of the attached plat. The Planning and Zoning Commission recommended approval of the design adjustment (7-0-1) with one recusal.

The applicant is seeking to consolidate three existing lots and the recently vacated right-of-way for Burnside Drive into a single lot in advance of the site's redevelopment as a business campus for EquipmentShare. This site has been the subject of two other recent requests. The 3 lots were previously zoned both PD (Planned Development) and M-C (Mixed Use-Corridor). Concurrently with the rezoning was a request to vacate a portion of existing Burnside Drive lying between Lots 11 and 12 of *Eastport Centre Plat 2-A* (Case #133-2021).

Given the scope of this project, (which included a rezoning, right-of-way vacation, and the current replat), staff submitted a report to City Council regarding the right-of-way vacation request on their May 3 agenda. The report sought direction on the requested street vacation. Council indicated their support for the street vacation and the proposed site plan for EquipmentShare's campus at that meeting. The right-of-way vacation and rezoning requests were approved by Council in June 2021.

The Planning and Zoning Commission considered this request at their August 5, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No members of the public spoke during the public hearing. Commissioners inquired about the proposed



stormwater management on the site, whether Bull Run will be extended eastward, and the required screening along the south side of the property. Staff informed the Commission that Bull Run will be required to be completed concurrently with any new construction on the site and that an 8-foot screen with landscaping will be required with additional development of the site.

Following additional discussion, a motion to approve the final plat passed (7-0-1) with one recusal. Discussion on the accompanying design adjustments is included under separate cover on the September 7 Council agenda.

The Planning Commission staff report, locator maps, final plat, final plat (8/15/2005), conceptual site plan, and meeting minute excerpts are attached.

### Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

### Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Reliable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
06/21/2021	Vacated a portion of the Burnside Drive street right-of-way and associated utility easements (Ord. 024664)
06/21/2021	Rezoned from District M-C (Mixed Use - Corridor) and District PD (Planned Development) to District M-BP (Ord. 024663)

### Suggested Council Action

Approve the final plat of *Eastport Centre Plat 2-C*.