



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Discovery Business Park PD Plan (Case #10-2021)

Executive Summary

Approval of this request would result in a new 3-lot commercial PD plan to be known as Discovery Business Park PD Plan that includes new streets, right-of-way, and easements for public use, and revise the existing Statement of Intent governing the property to permit self-service storage facilities as an additional permitted use. This request is being reviewed concurrently with a design adjustment seeking to allow property lines through a structure (i.e. parking lot).

Discussion

Anderson Engineering (agent), on behalf of P1316, LLC (owner), is seeking approval of a new PD plan to be known as *Discovery Business Park PD Plan* as well as a revision to the existing Statement of Intent (SOI) governing the property to allow self-service storage facilities as a permitted use. Associated with this request, under separate cover on the January 4 Council agenda, is a concurrent design adjustment from Section 29-5.1 (f)(3) to allow a new lot line through a structure.

The PD plan proposes 3 separate commercial lots and the extension of a new public street that will connect the development area to Discovery Parkway. The approximately 8.39-acre site is currently located at the northwest corner of the intersection of Discovery Parkway and the future extension of the new street reflected on the plan.

The site will be developed with a single building on each of the three lots, although the buildings may include multiple tenants. A Self-service Storage Facility is proposed on Lot 1, and would contain approximately 30,000 square feet of gross floor area. The applicant is requesting to add Self-service Storage Facility as a permitted use (it was previously not permitted within the existing SOI), and is proposing developer-imposed restrictions that such structure will consist of interior-accessed climate controlled storage units only, with no direct exterior access to storage units being permitted. No outdoor storage of any type would be permitted as well. The buildings on Lots 2 and 3 are generally identified for commercial/office uses, with Lot 2 including a 20,000 square-foot building and Lot 3 a 40,000 square-foot building.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission inquired if staff had received any correspondence regarding the self-service storage facility. Staff noted that it spoke with two nearby property owners regarding the use, and neither explicitly



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communicated that they opposed the use. No written correspondence was received regarding the request. Following limited additional discussion, a motion to approve the PD plan and revised SOI which passed (7-0) with one abstention.

The Planning Commission staff report, locator maps, PD plan, statement of intent, design adjustment worksheet, statement of intent (4/19/2004), preliminary plat (2/3/2020), 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/3/2020	Approved <i>Discovery Park Subdivision Preliminary Plat Revision #3</i> (Res #21-20)

Suggested Council Action

Approve the *Discovery Business Park PD Plan* and amended Statement of Intent as recommended by the Planning and Zoning Commission.