



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: Uptown Business Park Plat 1 – Design Adjustment (Case #109-2023)

Executive Summary

Approval of this request would grant a design adjustment allowing proposed Lot 104 of “Uptown Business Park Plat 1” to have its own site-specific access instead of sharing access with an adjoining lot as required by section 29-5.1(f)(1)(iv)(D) of the Unified Development Code. The requested design adjustment has been triggered given proposed Lot 104 has less than 300-feet of roadway frontage along Brown Station Road. A concurrent request to approve a 7-lot replat to be known as “Uptown Business Park Plat 1” will appear under separate cover on the Council’s October 16 agenda.

Discussion

A Civil Group (agent), on behalf of UPT5611COMO, LLC (owner), seeks approval of a design adjustment from section 29-5.1(f)(1)(iv)(D) of the UDC relating to the minimum lot frontage required for individual driveway access on a replatted lot. The design adjustment, if granted, would permit proposed Lot 104 of the “Uptown Business Park Plat 1” (attached) the ability to obtain an individual driveway permit on a lot less than 300-feet wide. The proposed “Uptown Business Park Plat 1” will appear concurrently on the October 16 Council agenda as a separate business item. Proposed Lot 104 is located in the southeast corner the overall “Uptown Business Park Plat 1” and is part of the 7-lot replat of IG (Industrial) zoned land.

Section 29-5.1(f)(1)(iv)(D) of the UDC requires replatted lots maintain a minimum of 300-feet of roadway frontage in order to secure an individual driveway access. Lots failing to meet this standard are required to share driveway access. This provision was implemented to ensure that major roadway corridors, such as Brown Station Road, are not negatively impacted by excessive private access points.

Proposed Lot 104 is shown as containing only 220-feet of total lot width. The applicant has indicated that sharing access with proposed Lot 103, to the north, is not possible given the lot is already developed and introducing a shared driveway between the two lots would compromise security and existing lease provisions. Sharing lot access to the south of proposed Lot 104 with the City’s Smith Park is impacted by an existing drainage structure. As a result of these conditions, the applicant is seeking the requested design adjustment.

Design adjustments to the subdivisions provisions of the UDC are subject to the five criteria identified within Section 29-5.2(b)(9). The criteria require analysis of a design adjustment against its 1) conformance to the Comprehensive Plan or other policy guidance offered by Council, 2) impacts to abutting lands, 3) creation of more difficult or dangerous conditions with respect to all modes of travel, 4) its ability to address a unique condition without



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eliminating installation of other public improvements required by similarly situated land, and 5) impacts to public health and safety.

Following review of the applicant's correspondence, review of site conditions, and consultation with the City's Traffic Engineer, it was concluded that granting the requested waiver was supportable for the following reasons. The full analysis of this request is shown in the attached staff report to the Planning and Zoning Commission.

- 1) The Comprehensive Plan does not specifically address driveway placement and the request follows the procedure prescribed by the UDC.
- 2) Approval would not adversely impact adjoining property owners use of their lands as the location of the proposed driveway does not conflict with other driveways/access in the vicinity and would not permit development not otherwise allowed by IG zoning.
- 3) Approval of the request will not make it more dangerous for all modes of travel. The platting of the lot will trigger the completion of sidewalk along the frontage of the parcel and the driveway's placement would be sufficiently separated from adjoining drives such that conflicts are minimized to the maximum extent possible.
- 4) The request is sought to address unique conditions (i.e. existing leased property/security constraints and public infrastructure location). Granting the request does not relieve the site from meeting other infrastructure requirements of similar situated properties.
- 5) Given the required installation of sidewalk and other public improvements, public health and welfare will not be compromised. Placement of an individual driveway access on the subject lot will not compromise future corridor upgrades or intersection improvement at Waco Road and Brown Station Road.

On September 21, 2023, the Planning and Zoning Commission held a public hearing on this request. Staff gave its report followed by the applicant addressing the Commission and explaining the purpose of the request and the site's constraints. No one from the public spoke. After limited Commission discussion, a motion was made to approve the request subject to the future driveway being centrally placed on Lot 104. The motion was approved by a vote of (7-0).

The Planning and Zoning Commission staff report, locator maps, applicant correspondence/design adjustment worksheet, proposed "*Uptown Business Park Plat 1*" replat, and meeting minute excerpts are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: None anticipated with design adjustment. Future development of site may result in additional impacts relating to public infrastructure maintenance and the provision of public safety services. Such costs may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/02/23	Partial vacation of Waco Road and adjacent utility easements (B238-23)
12/19/22	Authorized to proceed with vacation (Rep. 101-22)
02/07/05	Approved final plat Dell Jones Plat 2 (Ord. 18397)

Suggested Council Action

Approve the requested design adjustment, as recommended by the Planning and Zoning Commission, to permit proposed Lot 104 of "Uptown Business Park Plat 1" to install a centrally located driveway on the parcel.