



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

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

## Executive Summary

Approval will allow the applicant to forgo the construction of a turnaround on their property at the current terminus of Burnside Drive. This request is being reviewed concurrently with a request for a one-lot final plat to be known as Eastport Centre Plat 2-C.

## Discussion

Allstate Consultants (agent), on behalf of EquipmentShare.com Inc. and Premiere Industrial Properties LLC (owners), is seeking approval of a design adjustment from Appendix A.7 to allow a street to terminate without a turnaround. The design adjustment is being considered concurrently with a proposed one-lot final plat to be known as *Eastport Centre Plat 2-C*. The 19.66-acre subject 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.

The requested **design adjustment from Appendix A.7** of the UDC is sought to allow a street to terminate (i.e. come to a dead-end) without a turnaround such as a cul-de-sac. Pursuant to the UDC, all streets must have a turnaround at the closed end of a street that complies with the International Fire Code. The request would remove the requirement to construct any additional infrastructure at the end of Burnside Drive.

The applicant has stated that Burnside should operate sufficiently without the turnaround and would not have a significant impact on safety or the ability to navigate through the area. They also indicate that the local neighborhood association supports the request, which may allow the existing berm to remain at the terminus of Burnside.

The Planning and Zoning Commission considered this request at their August 5, 2021 meeting as part of its review of the final plat. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke about the requested design adjustments during the public hearing. Following limited discussion, a motion to approve the **design adjustment** passed (7-0-1) with one recusal.

The Planning Commission staff report, locator maps, final plat, design adjustment worksheets, 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 design adjustment from **Appendix A.7** to allow a street (Burnside Drive) to terminate without a turnaround as recommended by the Planning and Zoning Commission.