



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2020

Re: Jackson-Sexton Artisan Industries PD Plan, SOI Revision (Case #63-2020)

## Executive Summary

This request would approve the Jackson-Sexton Artisan Industries Planned Development and Landscaping Plan and revise the associated Statement of Intent for 1.17 acres of property located south of the Business Loop 70 with frontage on Sexton Road and Jackson Street.

## Discussion

A Civil Group (agent), on behalf of McRob Investments, LLC (Owner), seeks approval of a PD (Planned Development) plan, landscaping plan, and updated/revised Statement of Intent (SOI) for five vacant lots having frontage on both Sexton Road and Jackson Street approximately 600 and 400 feet south, respectively, of their intersection with Business Loop 70. The subject approximately 1.17- acre site is split-zoned PD (Planned Development) and M-C (Mixed-use Corridor). The northernmost lots (Lots 30 and 50 of Mikel's Subdivision) are zoned M-C and the southernmost lots (Lots 29, 51 and 52 of Mikel's Subdivision) are zoned PD.

The PD Plan shows two buildings located on the M-C zoned property containing four bays each with the intent of accommodating artisan industry spaces; however, could be occupied by any M-C use. Parking lots to support the proposed new buildings are located to the south on the PD zoned property. A retaining wall runs separates each building and parking area; thereby, restricting vehicular circulation through the site but allowing pedestrian connectivity. The buildings are proposed to be 7,208 (Sexton) and 6,943 square feet (Jackson), respectively. The proposed parking, as described in the PZC staff report, is sufficient to meet the most intensive use permitted on the property (small retail).

Improvement of the PD zoned property with parking lots to support the improvements to the north is consistent with the 1996 approved Statement of Intent (SOI) for the property. Given this condition, the PD plan shows the proposed M-C lots within the development plan for contextual purposes only. Development of the M-C lots would be subject to all M-C dimensional and other regulatory provisions. It should also be noted that a two-lot replat (Case #64-2020), consistent with the PD Plan, is being concurrently introduced for Council consideration.

In addition to seeking PD Plan approval, the applicant desires to modify the 1996 SOI by reducing the minimum amount of open space that must be provided from 22% to 15%. 15% is the minimum amount of open space that must be provided for new construction. The 1996 SOI required open space was applied only that portion of the subject site zoned PD. Given the PD Plan now proposes to include both the PD zoned lots as well as M-C lots, the effective amount of open space, based on proposed development, would be 21.6%.



The open space would be primarily comprised of the lawn areas created by the required 25-foot setback along the site's Sexton Road and Jackson Street frontages. Additional open space is provided via the Level III landscape screening and buffering (minimum 10-feet wide with an 8-foot screening device) along the southern property line that buffers the existing residential homes and zoning.

The Planning and Zoning Commission considered the PD Plan and revised Statement of Intent at their March 19, 2020 meeting. Staff presented its report and the applicant was present to answer questions. No one from the public spoke. Following brief discussion and questions relating to the amount of on-site parking being provided, a motion to recommend approval of the PD Plan and the revised SOI passed with a vote of 7-0.

The Planning Commission staff report, locator maps, proposed Jackson-Sexton Artisan Industries PD Plan and Landscaping Plan, revised Statement of Intent worksheet, previously approved Zoning and SOI, 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
09/05/2006	Approved the PD zoning and SOI for Lots 29, 51 and 52 of Mikel's Subdivision (Ord. #019169)

### Suggested Council Action

Approval of Jackson-Sexton Artisan Industries PD Plan and Landscaping Plan and revised Statement of Intent as recommended by the Planning and Zoning Commission.