



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** September 12, 2023

**Reference:** PUBLIC HEARING: Consider approval of a zoning change request from LI (Light Industrial) to PD-311-LI (Planned Development- 311- Light Industrial) to allow the construction of a 19,893 square foot accessory tank farm structure and approximate 3,000 square foot building addition to the existing office/warehouse building on approximately 8 acres, being a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive.

**2040:** Create Business and Innovation Nodes

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### Introduction:

AstraZeneca is a pharmaceutical company and produces one product at this location - Lokelma, a prescription medicine that is used to treat adults with Hyperkalemia. They are the only company in the world who produces it, and it is shipped worldwide. Currently they have six (6) manufacturing lines and are proposing to expand it to eight (8). This new building addition requires a PD since they are asking for a parking variance.

### Background:

AstraZeneca has forecasted that the demand for the drug they produce here will more than double in the next three years. To meet this demand, they are seeking to expand the manufacturing capacity at this site, which requires the construction of a building that will hold the chemicals required to make the Lokelma medicine. This site plan shows two phases. The first is the construction of a new building for the proposed tank farm, and the second phase is a smaller 3,000-sf expansion at the rear of the existing building. This second phase will only happen if they need it but was included because it would take out eight (8) additional parking spaces.

A PD condition is being requested for parking. There are 237 parking spaces currently, which is above what is required. With the new construction, some adjustments will be made that will require 45 existing parking spaces to be removed, and they will be adding back 16 spaces, leaving them with 208 spaces. As mentioned earlier, if phase 2 is constructed, eight additional spaces would be removed, leaving 200 spaces in total. We asked the AstraZeneca representatives about their operational needs and as mentioned in their letter, this is a 24-hour-a-day operation, and their current

average maximum occupancy is 140 employees per day. They have indicated that the 200 spaces will meet their current and future business needs based on their operating staffing plan. Staff is in support of the requested parking variance.

**Benefit to the Community:**

This will add to the tax base and provide medicine worldwide.

**Legal Review:**

N/A

**Fiscal Impact:**

This will generate additional tax revenue.

**Recommendation:**

On August 17, 2023, The Planning and Zoning Commission recommended unanimous approval (5-0) subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.
2. PD Conditions:
  - a. To allow for a parking variance and allow 200 parking spaces as shown on the Site Plan.

**Attachments:**

1. Staff Report
2. Detail Site Plan
3. Elevation Renderings
4. Floor Plan
5. Landscape Plan
6. Narrative
7. Parking Memo