



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: October 11, 2016

Reference: Consider approval of an Ordinance for PD-284-LI, SFS Security Fire Systems, to allow the development of an approximate 16,000-square-foot office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway, and to amend the Future Land Use Map of the Comprehensive Plan from “Residential Neighborhood” to “Industrial Special District”.

2030: **Business Prosperity**

Introduction:

This property has been zoned for light industrial uses for over 40 years. The property is owned and occupied by SFS Security Fire Systems, Inc. The proposed office/warehouse development is permitted under the existing Light Industrial zoning district regulations (uses, materials, setbacks, etc.). They are requesting to rezone this property from Light Industrial to PD-Light Industrial to allow two modifications. First, they are requesting to retain the existing building for a maximum of 120 days after a Temporary Certificate of Occupancy is issued for the new building to allow for the continuation of their business during the construction phase. After that time, the existing frame structure will be demolished and a 60 square foot monument sign will be constructed in a landscaped area in the front yard of the new building. The second purpose of this PD request is to allow a waiver of the screening wall requirement, as this property abuts a residential district to the east along the southern two-thirds of the property. Various conditions were agreed to with the neighborhood and a living screen was recommended by the Planning and Zoning Commission in lieu of the masonry screening wall.

This area is designated on the Future Land Use Plan of the *2030 A Comprehensive Plan*, as Residential Neighborhood. While this land use designation is appropriate for the existing residential developments to the north and east, the area along Freeport Parkway, west of the creek has been zoned for industrial uses for over 40 years; occupied by commercial uses; fronting on a major thoroughfare; physically and visually separated from the residences by a creek and heavy vegetation. It is recommended that the land use designation be revised from Residential Neighborhood to Industrial Special District.

Analysis:

On September 13, 2016 City Council unanimously approved this request, subject to the Planning and Zoning Commission’s conditions, with condition #7 being revised to read “ No Class 7 or 8 Commercial vehicles shall be allowed on the property”.

On August 18, 2016 the Planning and Zoning Commission unanimously recommended approval of this PD and ab amendment to the Land Use designation of the *Comprehensive Plan* to Industrial Special

District, with a revised landscape plan reflecting a living screen lieu of a masonry wall and the following conditions which have been incorporated into the PD:

1. Minor Plat approval will be required prior to issuance of a building permit.
2. The design of the monument and attached signs shall comply with the regulations of the Sign Ordinance.
3. Note that if the tree to be retained along the north property line does not survive construction it will need to be mitigated.
4. The existing structure be permitted to be retained for up to 120 days after issuance of a Certificate of Occupancy. Once the structure is removed it will be replaced with landscaped front yard and monument sign.
5. Hours of operation shall generally be 7:00 a.m. to 7: 00 p.m., but in no event shall there be any deliveries (to the rear) of the building between 7:00 p.m. and 7:00 a.m. and/or on the weekend or on major holidays.
6. Parking spaces shall be limited to the number and location indicated on the site plan. No parking on rear east side of proposed building.
7. No 18-wheeler semi-trucks shall be allowed on the property.
8. This property shall only be used for office, warehouse, and light assembly; no manufacturing shall be permitted.
9. Sirens or loud truck alarms (except for those required for safety) shall not be permitted.
10. Lighting - use the lowest amount of wattage necessary to maintain security in the rear of the building but avoid light shining onto neighboring houses

Legal Review:

The City Attorney reviewed this ordinance and revised Condition 8 to assure enforceability.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit "A" – Legal Description
3. Exhibit "B" – Land Use Amendment Exhibit
4. Exhibit "C" - Site plan
5. Exhibit "D" - Tree Survey and Mitigation Plan
6. Exhibit "E" - Landscape plan
7. Exhibit "F" - Elevations