



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** September 10, 2019

**Reference:** Consider approval of an ordinance for PD-300-LI (Planned Development-300- Light Industrial) to allow a 19,275 square foot Fire Station #4 and includes a Resource Center, on approximately 4.33 acres of property, located on the southside of Northpoint Drive, approximately 700 east of Royal Lane; and authorizing the Mayor to sign.

### **2030: Sustainable City Government**

---

#### **Executive Summary:**

The Fire Department performed an analysis for Standards of Cover, which analyzes the response times to areas of the city. This request is to construct a new fire station and resource center that will provide needed emergency medical and fire service delivery to the west side of the city.

#### **Introduction:**

This request is to approve Detail Site Plan to permit an approximate 19,275 square foot fire station and resource center on approximately 4.33 acres of land located on Northpoint Drive, approximately 700 feet east of Royal Lane. The site is heavily treed and has topography which will require adding fill to the site in order to level the site and construct the building. One historic tree (45") which will need to be removed. A technical variance is being requested to allow for three parking spaces in the front yard, as pushing these parking spaces further into the lot would require additional fill and result in the loss of additional trees. Overall, the building is 78% masonry, with the north elevation exceeding the 80% masonry requirement at 89% and the remaining elevations ranging from 71-79%. While the other main material component is cement fiber, it does not fall into the masonry definition. A variance is requested for the project.

#### **Analysis:**

On August 13, 2019 the City Council approved this rezoning request from LI (Light Industrial) and PD-194R4R-LI (Planned Development-194-Revision 4 Revised-Light Industrial) to PD-300-LI (Planned Development-300- Light Industrial)

On July 18, 2019 the Planning and Zoning Commission recommended approval of PD-300-LI, Fire Station #4 and Resource Center, subject to the following conditions:

1. Additional comments will be generated at the time of Detail Engineering review.
2. Approval of the variances to the masonry veneer requirements and the location of the three parking spaces in the front yard.

**Legal Review:**

This was reviewed by the city attorney.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit C - Landscape Plan Exhibit
5. Exhibit D - Elevations & Rendering
6. Exhibit E - Tree Survey