

22-64AM Pool Corp

Staff Report

I. PROJECT DESCRIPTION

The applicant is requesting a Text Amendment to the City's Land Development Code (LDC), pursuant to Chapter 87, Sec. 2.7.4, relating to the use definition of "Flex" spaces. The proposed LDC Text Amendment is to modify the standards for the use definition of "Flex" to reduce the minimum building area developed as office or retail store front from 15% to 10% and to allow for outdoor storage as an accessory use.

The proposed LDC Text Amendment is running concurrently with three other petitions including a Design Alternative (23-52DA), Conditional Use (22-65CU), and Site and Development Plan (22-66SP) for Pool Corp. The proposed text amendment is running concurrently with the Pool Corp project, however, the text amendment must stand alone as it changes the LDC.

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject text amendment petition evaluates consistency with the Comprehensive Plan.

Consistency with the Comprehensive Plan

Pursuant to Ch.87, Sec.1.6.2, the applicant has provided all the required information to process a text amendment, which has been uploaded as agenda attachments.

- A. An amendment to the LDR may be proposed by the City Council, the Planning Commission, the City Manager, any other department or board of the City, or a member of the public. The application must contain the following, as part of or in addition to the requirements set out in Section 1.2:
 1. A narrative describing the need and justification for the change.
 2. The consistency of the proposed text amendment with the Comprehensive Plan with reference to specific Visions, Intents, and Strategies.
 3. A copy of the original text language, a strike-through and underline of original and proposed text language, and a clean copy of the proposed new text language.

The proposed Text Amendment is consistent with all applicable elements of the Comprehensive Plan and is compliant with all applicable elements of the City's land Development Regulations.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with all elements and strategies of the Comprehensive Plan. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

III. Proposed Text Amendment

Per Ch. 87, Sec. 1.6.2.A.3, a copy of the original text language, as well as a strike-through and underline of the proposed text language, is required. Please see the below strike-through and underline as proposed by the applicant.

H. Flex

1. Characteristics. Flex space buildings designed with a minimum ~~15%~~ 10% of building area developed as office or retail store front and remainder being storage for larger retail items, product assembly or light fabrication. May include offices, manufacturing, storage, wholesale sales, and limited retail sales all occurring within an enclosed building.

2. Accessory Uses. Accessory uses may include parking, associated offices, and ancillary indoor and outdoor storage.

3. Use Standards.

a. ~~No outdoor storage of goods, materials, or~~ production activities are permitted.

b. Loading and unloading shall not be conducted in areas that directly abut single-family and attached single-family development.

c. Building facades that are oriented to single-family and attached single-family shall include architectural relief or details to eliminate the potential of large blank walls as seen by passer-by traffic or adjacent residential uses.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Land Development Regulations Text Amendment No. 22-64AM.