



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** March 1, 2018

**SUBJECT:** SDP 2018-01 Public Hearing and consideration of a request from Revest, LLC, for a special development plan at 6428 Davis Boulevard, being 2.454 acres described as Tract 7A, John's Addition.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Revest, LLC, is requesting approval of a special development plan (SDP) in the Smithfield Transit Oriented Development (TOD) District. The applicant proposes to construct a commercial building on the east side of the property. The property is located on the east side of Davis Boulevard and south of Main Street.

### **GENERAL DESCRIPTION:**

In 2014, a special development plan was approved for the site to allow for the renovation of an existing building for a custom metal fabrication business with screened outside storage. The SDP was approved by City Council on August 11, 2014 (Ordinance No. 3324). The proposed SDP would allow for the construction of a warehouse building at the rear of the property.

The project is located within the "General Mixed Use" character zone of the Smithfield TOD district. This subzone is generally outside the immediate influence of the transit station, and is intended to permit a wide range of uses that includes retail, office, residential, and industrial activities.

A complete concept plan of the project is attached. The project includes construction of an 8,350-square-foot building, eight additional striped parking spaces, and construction of an 8-foot masonry screening wall on the east property line. The proposed exterior wall materials include brick and cedar wood on the front elevation and metal panels on the side and rear elevations.

**DRC REVIEW:** The Development Review Committee (DRC) evaluated the proposal based on the design intent and standards for the Smithfield TOD area. In addition, the DRC met with the applicant to discuss the project. The applicant is requesting several waivers to the TOD code standards, and a summary of those standards is detailed below.

TOD Standard	Applicant Request
<u>Land use</u> Light manufacturing and industrial uses limited to a maximum building footprint of 10,000 SF	Existing building with industrial uses: 18,000 SF Proposed warehouse building: 8,350 SF
<u>Building materials</u> 75% masonry required per building façade	Approval of 100% metal panel on the north, south, and east elevations
<u>Parking</u> Required 1 space per 250 SF building area (72 spaces required)	Proposed 1 space per 447 SF building area (59 spaces proposed)

**COMPREHENSIVE PLAN & CURRENT ZONING:** This area is designated on the Comprehensive Land Use Plan and is currently zoned Transit Oriented Development. The purpose of the transit oriented development code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

**SPECIAL DEVELOPMENT PLAN:** The applicant is requesting a special development plan for consideration of modifications to the standards of the transit oriented development district. The special development plan process is intended to allow applicants development flexibility to address specific market opportunities and/or contexts within the transit oriented development district. In evaluating a special development plan, the Planning and Zoning Commission and City Council must consider the extent to which the application meets the following:

- the goals and intent of transit oriented development in the city;
- provides an alternative "master plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- fits the adjoining context by providing appropriate transitions;
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit; and,
- does not hinder future opportunities for higher intensity transit oriented development.

**CITY COUNCIL:** The City Council will consider this request at the March 26, 2018, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**



Approve SDP 2018-01.