



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Jason Deckman, Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING – FY-20-1-SITE: Consider adopting an ordinance amending Ordinance No. 2005-4025 providing for Development/ Site Plan approval for an office building addition on Lot 5, Block 1, Adams Island Commercial, a nonresidential subdivision, addressed as 9121 Adams Lane.

BACKGROUND: The site plan would allow for a new office building to be constructed in the Adams Island Commercial subdivision, which is located adjacent to the existing Wapiti Business Park. This case was previously placed on the agenda for the July and August meetings of the Planning & Zoning Commission. The applicant had asked P&Z to table this request while they made revisions to the site plan. Construction of the new building would require removal of an elm tree and one oak tree cluster, but otherwise the site plan preserves several trees, including a very large oak tree. The parking area would extend the existing pavement from the neighboring Wapiti property. 21 spaces are shown, and 20 spots would be required per UDC 7.5.

The Development Review Committee (DRC) reviewed the site plan on June 22, 2020.

Three (3) notices were sent to property owners within 200-feet of the subject property containing notice of the public hearing as required by State law and City Ordinance. As of Thursday September 3rd, 2020, at 12:00 PM, one response in agreement has been returned. An update regarding late responses will be provided at the Planning & Zoning Commission meeting, if necessary.

The newspaper printed notice of the public hearing on June 23, 2020, in accordance with state law and local ordinance.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple's Strategic Plan goal of "A City that supports well-managed growth and development to promote a thriving economy," and the Strategic Plan Commitment to "Facilitate high quality safe, and strategic community growth."

STAFF RECOMMENDATION: Staff recommends approval of the amended site plan for the following reasons:

1. Compatible with surrounding zoning and land uses;
2. The Planned Development site plan exceeds the 5% landscaping plan requirements for non-residential development, per section 7.4 of the Unified Development Code (UDC).
3. The site plan preserves several existing oak and elm trees.

In addition, the site plan complies with the conditions from the original 2005 ordinance:

1. The development standards of the property shall conform to requirements of the General Retail District; and
2. Prior to the issuance of a building permit, the property owner must submit an amendment to the Planned Development and a site plan to the Planning & Zoning Commission and the City Council.

BOARDS & COMMISSIONS RECOMMENDATION: At the September 8, 2020 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval per staff's recommendation.

FISCAL IMPACT: Not applicable

ATTACHMENTS:

Site Plan
Aerial and Zoning Maps
Site Photos
Returned Property Notice
Ordinance