



# 6<sup>th</sup> Amendment to Area K of the Southbridge PD

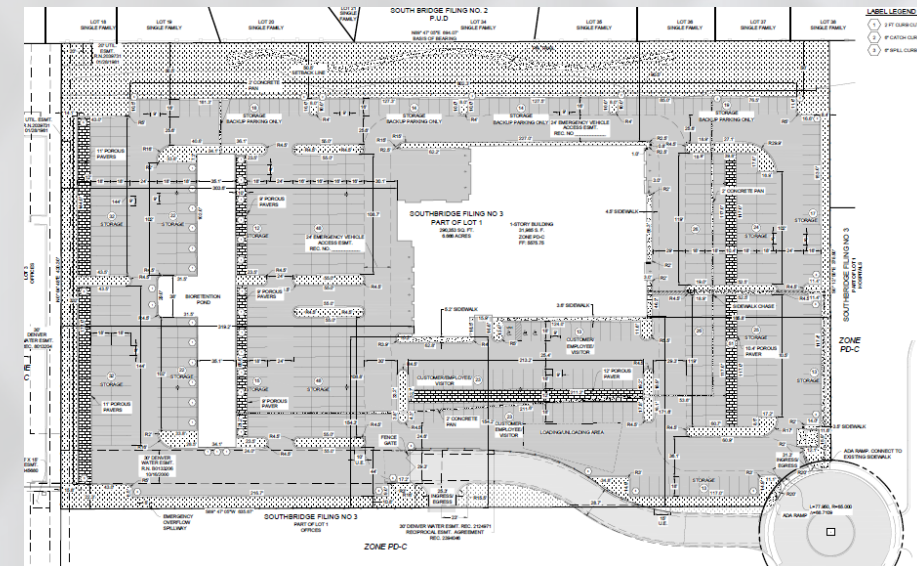
Michael Sutherland, AICP  
July 6, 2021

# Requested Council Action

- Consideration of the proposed 6<sup>th</sup> Amendment to Area K of the Southbridge PD
  - Allow office, limited automotive services, and vehicle storage
- Since Planning Commission meeting, applicant added:
  - Lighting curfew
  - Restricted hours and access to business

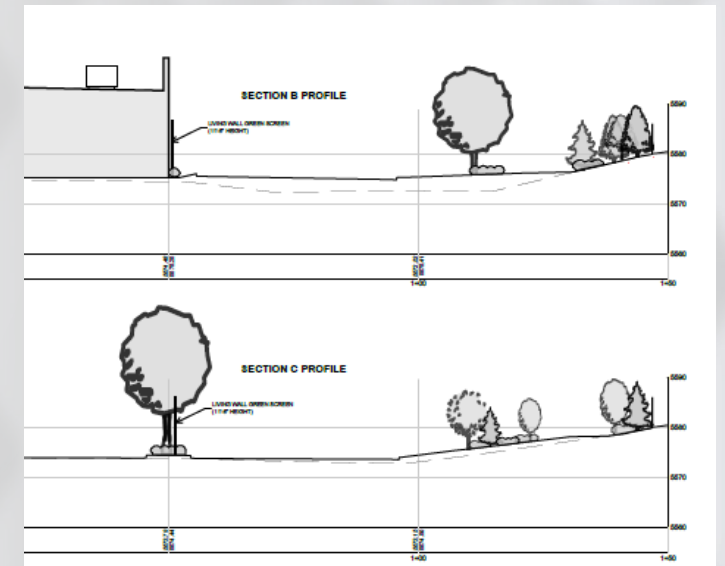
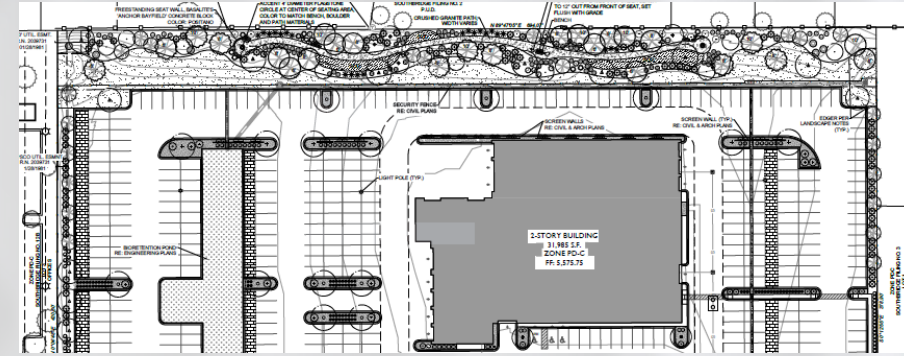
# Application Details

- 1151 W. Mineral Ave.
- Applied January 11, 2021
- Zoned PD-C of the Southbridge PD Area K
- Comp Plan character area: Suburban Commercial
- Current PD permits Office Park as allowed use
- PD Amendment would permit office, limited automotive services not open to the public, and vehicle storage
- Establishes restrictions on gross floor area, height, unobstructed open space, designated loading and vehicle routes, and number of vehicle haulers per day



# PD Standards

- Permitted uses:
  - Office
  - Automotive Service (Not To Include Auto-body Repair, Vehicle Painting, Wrecking Yard Or Demolition Operations, Or Industrial Assembly, and Not Open To The General Public)
  - Vehicle Storage
- Minimum 25% Unobstructed Open Space (Code requires 20% minimum)
- 42,200 Gross Floor Area (currently no maximum per Southbridge PD)
- 45 feet maximum height and 30 feet height within 150 feet of residential (currently no maximum per Southbridge PD)
- 1 Vehicle Hauler per day averaging 5 per week
- Vehicle trips only on established truck routes on Mineral and Broadway
- No barbed wire fencing
- Enhanced landscaping in 50-foot buffer



# Added Architectural & Site Design

- Storm-water quality:
  - Bio-retention Pond
  - Permeable pavers
  - Landscaping
- Low level security lighting to meet photo-metric requirements

# Review Criteria

Staff finds PD Amendment meets:

- ✓ Creative and effective use of land
- Innovation and efficiency of residential development (N/A)
- ✓ Innovative development of land uses
- ✓ Relates design / development to site characteristics
- ✓ Adequate utilities, transportation, drainage, open space
- ✓ Consistent with comprehensive plan

# Council Action

## Staff Opinion

- Application meets all approval criteria

## Planning Commission recommendation:

- Did not adopt resolution to recommend approval
- 4 to 3 vote
- Requires two-thirds majority of council for approval

## Staff Recommendation

- Approval of APD21-0001