



PLANNING DATE 07/28/2022
COUNCIL DATE 08/18/2022

P&Z STAFF REPORT

PREPARED BY:

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2022-005	East Group Properties	Parcel 0725-014

SUMMARY & HISTORY

Applicant East Group Properties, L.P. has submitted a petition on behalf of the owner, Hobgood Family, L.P. for a revision of development plan rezoning petition for parcel 0725-014. This parcel was rezoned from O-I to M-1 (Light Industrial) PIP (Planned Industrial Park) with a specific development plan for movie media production studios and ancillary businesses in 2017. This property was also associated with DRI 2830 which reviewed both the studio development plan and mixed use development plan for the 43 acre tract to the north.

The applicant's expressed intent is to revise the approved development plan for studios to a development plan for multi-flex light industrial buildings within a planned technology/business park environment. The proposed development also shows the inclusion of a multi-use path along the rear property line for connectivity to northern subdivisions The proposed development plan reflects 5 such buildings ranging from 102,600 s.f. to 178,200 s.f. A Development of Regional Impact analysis, traffic study, rough architectural examples, and visual line of site rendering is included with this development plan.

STAFF DETERMINATION

Staff determines this development plan revision to be generally consistent with the Town's Comp Plan & ordinance. If Planning Commission chooses to recommend approval, staff recommends the following conditions be considered:

- 1. Architectural and landscaping requirements listed in he development plan meet that of Sec. 113-191 (Quality Growth Development District Special Requirements) - specifically finish construction and perimeter berming requirements.
- 2. That all transportation improvement comments from GRTA's DRI determination and the DRI Transportation Analysis within the Town's limits be incorporated with GDOT approval.
- 3. Any proposed structures/impervious surface areas located within designated environmental buffer zones be prioritized for preservation or conservation come time for site plan and land disturbance approval of such areas.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
M-1 Planned Industrial Park (PIP) Movie Media Productions	M-1 Planned Industrial Park (PIP) Business/Tech. Park	Light Industrial	North: CMU South: C-1 East: E-I & AR West: M-2	Abandoned Homes Barn Agricultural Implements	60.889

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is generally consistent with the Town's Comprehensive Plan and Future Development strategy. The property lies within the Community Gateway Character area which promotes the development of future medical, entertainment, and other emerging high tech industries as well as business headquarters through high-quality architectural and landscaping standards that protect the scenic nature of the SR-74 corridor. The proposed development plan focuses on incorporating such landscaping, berming, and screening elements listed in the comprehensive plan. Current architectural renderings do not reflect the Town's material requirement, but do highlight high architectural standards. If material requirements are adhered to, staff considers such renderings to meet the standard of the Comprehensive Plan. The lower traffic count of this development compared with previous approvals reflects a lower-intensity transportation impact with fewer access points on SR-74. A cart path constructed to Town Standards has also been reflected in the development plan furthering the goals of the Town's multi-use connectivity goals in the Comp Plan.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- 1. **Will Zoning permit suitable uses with surrounding properties?** The proposed development plan suggests appropriate uses for SR-74 and the Community Gateway Character area and surrounding properties if appropriately screened, buffered, and constructed to the architectural guidelines listed in the ordinance.
- 2. **Will Zoning adversely affect adjacent properties?** The proposed development plan has the potential to adversely affect adjacent properties from a traffic perspective, although a traffic study reflecting a lower impact from the previously approved zoning has been submitted. Comment from the Fayette County Board of Education has been acquired with no objection to the proposed development. Appropriate traffic and transportation improvements have been outlined by the Development of Regional Impact (DRI).
- 3. **Does the property have reasonable economic use as currently zoned?** It is staff's determination that the property does have reasonable economic use under the current development plan.
- 4. **Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** Given the traffic capacity of SR-74 and Jenkins Rd, it is staff's opinion that if no traffic improvements are constructed, the development could pose an excessive burden on road infrastructure. If the proposed traffic improvements listed in the DRI are implemented, this would address this issue. The proposed development suggests an average 9,250 GPD sewer and water usage which is not burdensome on the Town's existing sewer or water capacity. Stormwater facilities built to appropriate standards and regulated by a recorded maintenance agreement will be required to ensure feasible impact on the Town's preexisting stormwater infrastructure.