

**Planning Commission
Staff Report Addendum**

November 19, 2020



Case:	20-DDP-0047
Project Name:	BAE Systems
Applicant:	BAE Systems
Case Manager:	Jay Lockett, AICP, Planner I

STAFF CONCLUSIONS

The Development Review Committee approved a Revised Detailed District Development Plan and a Waiver of Land Development Code sections 5.5.4.B.1, 5.7.1 and 10.2.4 to allow a building expansion to encroach into the required 50' property perimeter landscape buffer area.

After that hearing and before minutes were approved at a subsequent meeting, a representative of an adjacent property owner contacted staff and claimed that they were not properly notified of the development and waiver proposal. They furthermore said that they opposed the development proposal and thought the expansion would be detrimental to the residents of their existing multifamily development.

Staff analysis for the waiver was based on an understanding that the use was a storage use, as all submitted development plans listed the proposed use as "warehouse and parking." Testimony received at the Development Review Committee seemed to indicate that the use was a more intense manufacturing use than previously understood by staff. The Planning Commission should seek further clarification from the applicant on the nature of the proposed use.

The Planning Commission must determine if proper notice was sent to affected property owners in the area in accordance with Planning Commission policies. The Planning Commission must further determine whether the decisions to approve by the Development Review Committee based on testimony and staff analysis should be affirmed or overturned.