

MOUNTAIN STATES SUBDIVISION FILING NO. 2 LAND USE STATEMENT

JANUARY 2025, JULY 2025

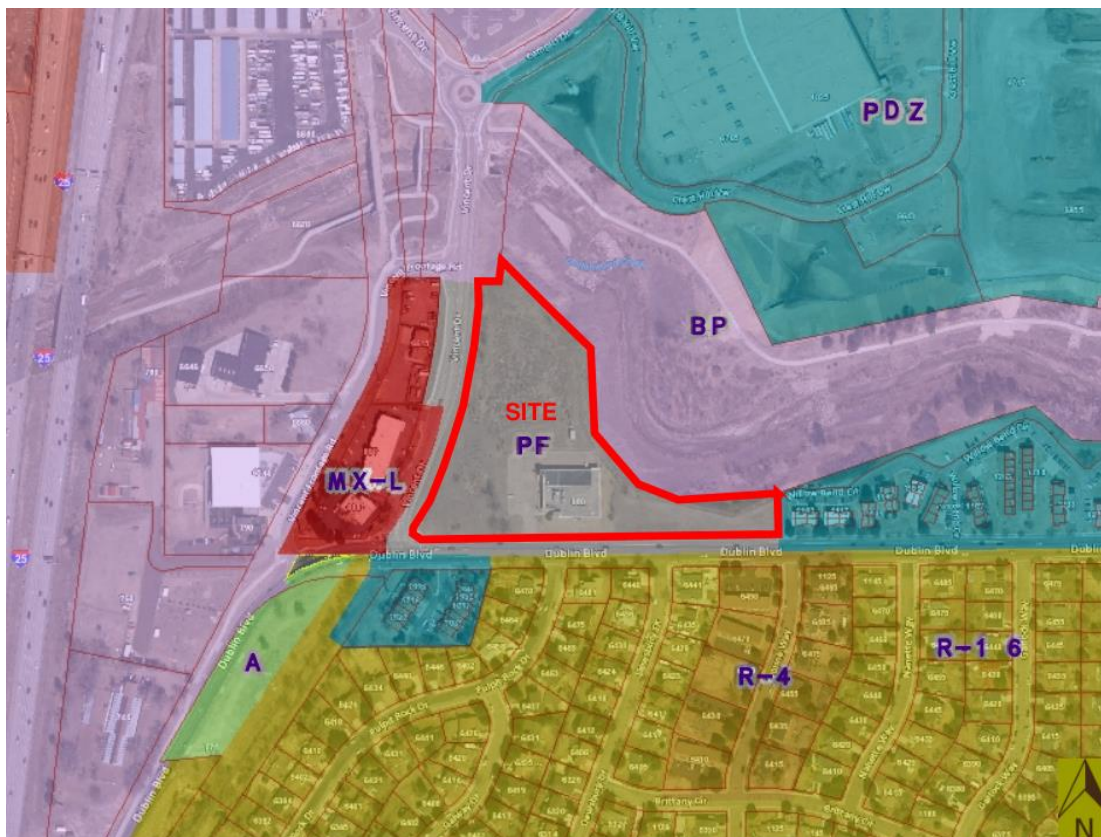
REQUEST

N.E.S. Inc., on behalf of Quest Corp and DV Dev LLC, requests approval of Rezoning of the property at 980 Dublin Blvd from PF, Public Facilities and SS-O, Streamside Overlay to MX-M, Mixed Use Medium Scale and SS-O, Streamside Overlay and a Land Use Statement to support the Rezone to provide for MX-M allowed land uses on a portion of the property to be subdivided in a subsequent action.

LOCATION AND ZONING

The 6.46-acre project site is located north of Dublin Blvd and east of Vincent Dr and is currently occupied by a Qwest storage facility. Surrounding land uses include single-family detached and multi-family residential to the south, multi-family residential and open space to the east, open space and commercial/industrial uses to the north, and commercial/industrial uses to the west. The realigned Cottonwood Creek is to the northeast of the property.

The site is zoned PF, Public Facilities and SS-O, Streamside Overlay. Surrounding zoning includes BP, Business Park (Planned District) to the north, BP and PDZ, Planned Development Zone (Mixed Use) to the east, MX-L, Mixed Use-Large Scale to the west, and R-4, Multi-Family Low and PDZ (Residential) to the south.



The applicant is proposing to rezone the property to MX-M, Mixed Use Medium Scale and SS-O, Streamside Overlay, to provide a developable site for any allowed use in the MX-M zone. There is no specific user for the property at this time, so the use and density will be determined at the time of Development Plan review. Due to relocation of Cottonwood Creek, Streamside Overlay applies to the property. Development is limited within Streamside buffers.

ACCESS

Access to the property for the Qwest facility is located along Dublin Blvd. and is proposed to remain. A full movement primary access to the new lot will be from Vincent Drive in alignment with the access to 890 Vincent Dr. A secondary right-in only access on Dublin Blvd has been discussed with City Engineering, and they are willing to consider such access, if it is placed at the end of the turn lane taper. Another option at Dublin Blvd is one shared full movement access for both lots.

UTILITIES

The site is currently served by municipal utilities. New services will be necessary for the new lot.

PLANCOS

The rezone is consistent with the goals and policies of PlanCOS, which supports in-fill development in broadening the City's tax base. The Thriving Economy Framework map shows the property in a Life and Style typology, the goal of which is to meet the daily needs of residents and businesses with high quality, varied, and easily accessible options. This property is on the Dublin Blvd east/west corridor which serves as a neighborhood/community activity center. A new commercial/residential lot will fit and integrate well in this mixed-use area. A new development lot in this area supports the goal of creating a positive atmosphere for spinoffs, startups, and entrepreneurship, by providing another location for a new development in an area that provides supporting commercial, industrial, and residential uses in close proximity. A new lot in this area also supports strategy TE-2.C-2 which encourages support of redevelopment and adaptive reuse of functionally obsolete buildings, commercial centers, and office parks as new mixed use employment centers, as it is located in an area with this type of activity.

LAND USE STATEMENT JUSTIFICATION

CONFORMANCE WITH LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.514.3.a.)

- a. The Manager may waive the requirement for approval of a Land Use Plan if the Manager determines that requiring approval of a Land Use Plan would not serve the purposes of this Section or the UDC because:**

- (1) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;**

The property is comprised of 6.46 acres of land. The property will be replatted to create two lots. One lot will be occupied by the exiting Qwest storage facility, and the other lot will be made available for development of MX-M allowable uses in one phase.

(2) The land is contained in and subject to a previously approved Master or Concept Plan;

Due to the size of the property, there is no applicable master plan. Also due to it's size of less than 10 acres and plan to develop in one phase, there is no Concept Plan for the property.

(3) The land is included in a Development Plan application;

The existing development on the site is included in a development plan. The new lot being created for additional development will be subject to a Development Plan.

(4) The land area is part of an established surrounding development pattern;

The property is platted and partially developed with an existing active use. The new lot is part of the existing platted lot and will be developed consistent with surrounding development patterns.

(5) The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/Or

The rezone aligns with surrounding zoning, which is varied and allows a mix of residential, commercial, industrial and business park uses.

(6) Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

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