

THIS NOTE APPLIES TO ALL FUTURE DEVELOPMENT UNDER PROJECT #1000514

**PLANNING DEPARTMENT COMMENTS REGARDING THE ABSENCE OF AN IP
MASTER PLAN FOR THE PASEO DEL NORTE INDUSTRIAL PARK**

January 10, 2001

There is no approved master plan for this industrial park. The procedure for site plan approval is to submit site plans for individual lots to the Development Review Board for review at an unadvertised meeting. The same project number is to be used for all applications related to the park. This will keep cases with this approval procedure and unusual history together, should there be questions in the future about procedures.

Prior to subdivision, a development plan for this site was proposed in 1990. It was to be heard before the EPC (Z 90-54) but was withdrawn by the applicant. When the subdivision was reviewed (DRB 98-210) Kym Dicome, Development Review Board Chairperson, cited a determination made by Robert Romero, Zoning Code Services Division Manager, that because the zone was designated before master plans were required for IP zoned property, a master plan was not required to subdivide this site. It is not clear how this determination effects the requirements and approval procedures for site development plans for building permit. Nonetheless, at least two building permits have been issued within the park without site development plan review. In May 2000, application was made for site plan approval of a project on parcel D. The requested procedure was DRB unadvertised meeting. The case was reviewed and approved by that procedure. The same procedure is being used for the current application regarding Parcel G. Arguments can be made for either no site plan review, or for public hearings. The rationale for adopting this compromise procedure are these:

- Some review is appropriate for the IP zone rather than sending plans straight to building permit review.
- A precedent for DRB unadvertised review was established with the approval for Parcel D.
- The individual parcels are less than two acres and all but two are less than one acre.
- A significant amount of the surrounding property is vacant.
- There is no residential zoned property nearby.
- The proposal complies with the regulations of the IP zone, the landscaping regulations and other appropriate rules and guidelines.
- No extraordinary infrastructure is anticipated.
- The proposed design would not seem to adversely effect abutting properties.

