



CITY COUNCIL STAFF REPORT

MEETING DATE: May 27, 2025

ITEM TITLE: Adopt Ordinance 1622 Approving the Alexandria Center for Life Science Planned Development Plan, Master Sign Program and Related Zoning Map Amendment to Rezone the Project Site from Heavy Industrial to Planned Development at 900 and 960 Industrial Road; 961-967, 987, 1003, 1011, 1015, 1057 and 1075 Commercial Street; and 915, 921, 1015, 1055 and 1063 Old County Road (APNs 046-162-010, 046-162-210, 046-162-270, 046-162-280, 046-162-290, 046-184-090, 046-184-110, 046-184-120, 046-184-280, 046-184-290 and 046-184-300).

RECOMMENDATION:

The Planning and Transportation Commission and staff recommend that the City Council amend the Zoning Map to change the Zoning of the site from IH – Heavy Industrial Zoning district to PD – Planned Development Zoning District and approving the associated Planned Development Plan for the Alexandria Center for Life Sciences Project (“Project”).

FISCAL IMPLICATIONS:

The applicant has paid the appropriate application fees and provided deposit funds to pay for expenses related to the environmental review and other reports and analyses associated with the Project. The Project will be required to pay building permit fees and City impact fees. City impact fees total over \$89 million and include: commercial linkage (affordable housing), childcare, sewer, and traffic fees. The proposed development agreement includes community benefits, which are outlined in the analysis section below and are valued at \$50,300,00.

The proposed development will also benefit the City with increased property tax, increased sales tax revenue, and new job creation. The estimated increased revenue to the City is \$3,500,000 per year in additional property and sales tax revenue.

BACKGROUND:

The Planning and Transportation Commission, at its April 21, 2025 meeting, conducted a public hearing and adopted Resolution PTC2025-03, recommending the City Council certify the EIR and adopt the associated Mitigation Monitoring and Reporting Program (MMRP) and adopted Resolution PTC2025-04, recommending the City Council adopt the Planned Development Zoning, Planned Development Plan, Sign Program and Development Agreement. The Commission also approved the Design Review and Grading and Dirt Haul for the first two buildings, the Transportation Demand Management Plan, the Protected Tree Removal request, and the Tentative Parcel Map, which would all become effective if the City Council approves the forementioned items.

The City Council, at its May 12, 2025 meeting, conducted the public hearing and adopted Resolution 2025-040 certifying the EIR and adopting the Mitigation Monitoring and Reporting Plan, introduced Ordinance 1622 to rezone the site from Heavy Industrial (IH) to Planned Development Zoning and approving the Planned Development Plan, and introduced Ordinance 1623 approving the Development Agreement as amended at the meeting.

ANALYSIS:

The Planned Development Ordinance authorizes the new life sciences campus subject to the IH Zoning district regulations with the following site-specific development standards:

1. Height: Exceed the maximum height of 50' allowed in the IH District. The applicant proposes six new life science buildings, ranging in height from five stories at 82' to roofline and 100' to mechanical street to seven stories at 114' to roof line and 132' at the mechanical screen.
2. Floor Area: Exceed the maximum site floor area ratio of 1.0. The applicant proposes total building square footage of 2,409,119 square feet resulting in a floor area ratio (FAR) of 2.18. This includes the usable research and development building square footage of 1,603,879 square feet, amenity building area of 24,689 square feet, and the above grade parking structure building area of 780,550 square feet.

When considering the usable research and development building area of 1,603,879 square feet, the resulting FAR would be 1.43.

3. Use: All uses as allowed in the Heaving Industrial (IH) zoning district would govern the permitted and conditional uses at the site. All future tenants will be required to comply with the biosafety regulations in effect at the time a business registration or building permit is issued for tenant lab space. A conditional use permit is required for any future childcare use.
4. Master Sign Program: Tenant signage is limited to no more than 150 square feet per sign and no more than two signs per building façade.
5. Parking: Establish a maximum parking ratio of two parking spaces per 1,000 square feet of floor area, excluding designated public parking. This parking ratio is consistent with the TDM requirements.

Environmental Review

The City Council adopted Resolution 2025-040 certifying the EIR and adopting the Mitigation Monitoring and Reporting Plan prepared in accordance with CEQA guidelines. With implementation of the mitigation measures, the project will not result in a significant impact to the environment.

ALTERNATIVES:

The alternatives available to the City Council include:

1. Adopt Ordinance 1622 amending the Zoning Map to change the Zoning of the site from IH – Heavy Industrial zoning district to PD – Planned Development zoning district and

approve the associated Planned Development Plan for the Alexandria Life Science Campus Project; or

2. Do not adopt Ordinance 1622; or
3. Provide staff with alternative direction.

Respectfully submitted by:

Al Savay, Community Development Director

Approved for submission by:



Jeff Maltbie, City Manager

ATTACHMENT(S):

1. Ordinance 1622 with Exhibit A – Zoning Map
Exhibit B to Ordinance – Planned Development Plan
Exhibit C to Ordinance – Findings for PD