

Planning and Zoning Commission

Meeting Date: **10/03/2019**

Submitted By: **Joseph Horn, Planning & Development**

SUBJECT

Public hearing and consideration of a request by Atieva USA, dba Lucid Motors USA Inc. for the following land use approvals on 496 acres generally located at the Southwest corner of Thornton Road and Peters Road:

- a. **DSA-19-00098: Major Site Plan** to create an auto manufacturing facility.
- b. **DSA-19-00099: Conditional Use Permit** to build a 10' tall screen wall special purpose fence to create a buffer around the existing residential homes on Peters Road. (Planner Joseph Horn)

DISCUSSION

Lucid Motors is requesting approval of a Major Site Plan to build a world-class luxury electric vehicle factory. The first phase of the project will include 2 buildings comprised of 820,000 sf and associated support structures for utilities, waste management, security, and storage. Future phases will expand all uses and add a Customer Experience Center.

Lucid motors is also requesting approval of a Conditional Use Permit for a special purpose fence as required by the City Code (17.52.180) to construct a 10 foot block. The City Code (17.52.170) allows for a fence/wall to have a maximum height of 6 feet when adjoining residentially zoned properties. Staff and the applicant wanted to provide a larger wall to mitigate any adverse effect on abutting residential properties.

RECOMMENDATION

Staff recommends the Commission approve DSA-19-00098, a Major Site Plan for Lucid Motors with the following conditions:

- Modify and address any outstanding Public Works review comments in conjunction with the Site Development Permit.

Staff recommends the Commission approve DSA-19-00099, a Conditional Use Permit to build a 10' tall screen wall special purpose fence to create a buffer around the existing residential homes on Peters Road.