

**Agenda Item 24-0034 (Julie Emslie)**

Review of plans for Advanced Fiber Pro's building expansion located at Lots 22, 23, & 24 at 21970 Luoyang Ave in the International Business Park.

**General Location**

International Business Park, lots 1-26, 27. Council District 2.

**Background Information**

Since August, the Planning Dept has been working directly with Advanced Fiber Products in the International Business Park (IBP) to complete a significant building expansion to their current operation. They ran into issues expanding given some of the restrictions in the IBP covenants and the site itself. Prior to pursuing any covenant amendments, City staff and Advanced Fiber Products worked through several plan revisions to better align the expansion with the existing covenants and established congruences in the park. This still resulted in covenants amendments needed for location of parking, loading dock setbacks, and building materials.

Resolution 23-1494 corresponds to this item and provides City approval for the covenant amendments. Once that process is finalized, these plans will be in compliance with the IBP requirements.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

Development in the industrial/business parks is encouraged in the Comprehensive Plan.

**Staff Recommendation**

Staff recommends approval barring that Resolution 23-1494 is adopted, and the corresponding covenant amendments are otherwise finalized.

**Routing J&A 1.2.24**