



City Council Agenda Item Summary Report

Meeting Date: December 17, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of the DDX7 Addition site plan, consisting of 50.541 acres located south of U.S. Highway 80 and east of S. Gateway Boulevard.			
Attachments: Site Plan Building Elevations Landscape Plan			

Item Summary:

Mr. Jonathan Stites, representing the property owner, requests approval of a site plan for the DDX7 Addition. The property consists of 50.541 acres of land located south of U.S. Highway 80 and east of S. Gateway Boulevard. The purpose of the site plan is to establish the site design for development of the property as a distribution center.

Image 1: Location Map



Current Standards:

The 50.541-acre property is currently vacant and undeveloped. The property is zoned within the Agricultural District, but a zoning application has been submitted to rezone the property to a Planned Development. The Goodyear distribution center is located to the west. Agricultural zoned properties border to the north and south.

Site Plan:

The site plan shows the design for a 186,821 square foot warehouse building, with a 13,000 square foot

support area and a 26,676 square foot outside rack staging area. The property provides a substantial amount of parking and loading areas. There are parking and staging areas provided for associates, vans and box trucks. The north and south elevations show van loading areas, and the east elevation shows truck delivery bays. A canopy extends on each side of the building to provide van loading areas.

The site provides a direct connection to S. Gateway Boulevard and to Akron Way, extended with this project. The site plan is designed in accordance with the proposed plan development standards, which are being considered with the zoning request for the property. The proposed standards allow for a building height up to 60 feet (site plan shows 48 feet) and allow for open storage up to 40 percent of the total lot area.

The landscaping plan does provide the required quantity of trees, and some plantings have been relocated to other areas of the property separate from the parking and storage areas. The proposed building materials (tilt wall and metal) do comply with State requirements for exterior construction materials.

Proposed signage areas are designed in accordance with the proposed planned development standards.

Recommendation:

On December 2, 2019, the Planning and Zoning Commission unanimously recommended approval.