



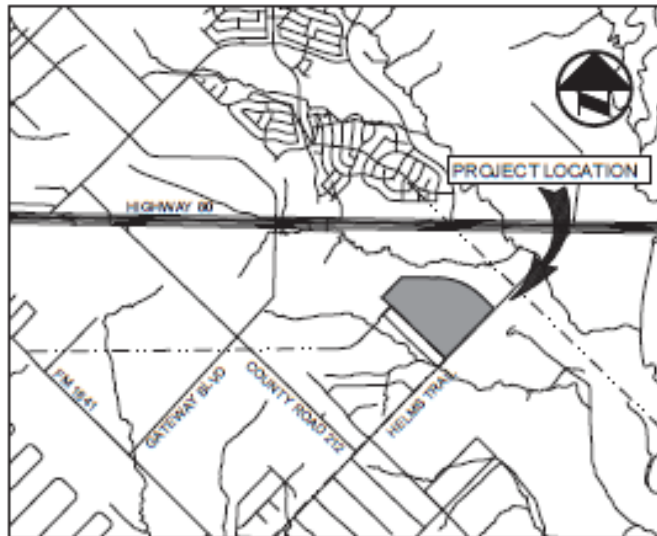
City Council Agenda Item Summary Report

Meeting Date: January 19, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a site plan for the Seefried Addition, located west of Helms Trail and north of Plantation Ridge.			
Attachments: Site Plan Building Elevation Plan Landscape Plan Screening Plan Truck Traffic Exhibit			

Item Summary:

Mr. Jonathan Stites requests approval of a site plan for the Seefried Addition. The purpose of the site plan is to establish the site design for the light industrial development of the property.

Image 1: Location Map



Current Standards:

The property consists of 113.878 acres of land and is zoned within the Agricultural District. The applicant has made a request to rezone the property to a Light Industrial based planned development. The property is currently vacant and undeveloped. The site plan shows access to the future Akron Way.

Site Plan:

The site plan is designed in accordance with the proposed planned development zoning conditions. The Site Plan shows that two buildings are proposed on the property. Building 1 is shown to be 1,272,240

square feet and Building 2 is shown to be 645,840 square feet. Each building has separate access points and parking/loading areas. The building elevation plan shows that the buildings are designed to be fifty feet (50') in height.

Screening is required adjacent to the residential properties located southwest of the property. A sound study was completed by the applicant and the screening/fencing plan reflects the study recommendations. A twelve foot (12') to fourteen foot (14') tall masonry screening wall is provided adjacent to the residential properties. A six foot (6') tall chain link security fence is shown adjacent to Helms Trail and on the west property line, but the chain link sections are optional.

The landscape plan shows that the quantity of trees is provided in accordance with the parking and street frontage requirements. A tree survey must be approved prior to the issuance of any building or grading permit.

Accessibility:

The property provides direct access to Akron Way. A traffic impact analysis was provided and has been reviewed by the City Engineer.

Recommendation:

On January 7, 2021, the Planning and Zoning Commission voted to recommend approval.