



## 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 Van Trust Addition, located south of U.S. Highway 80 and east of S. Gateway Boulevard.			
Attachments: Site Plan Building Elevations Landscape Plan			

**Item Summary:**

Mr. Bill Baumgardner requests approval of a site plan for the Van Trust 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 43.615 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 project plans propose access to the future Akron Way and to S. Gateway Boulevard.

**Site Plan:**

The site plan is designed in accordance with the proposed planned development zoning conditions. The Site Plan shows that the proposed building consists of 621,874 square feet. Automobile and truck parking spaces are provided, with access from S. Gateway Boulevard and Akron Way. Screening is not required since the property is not adjacent to any residential properties or districts.

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 and S. Gateway Boulevard. 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.