



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: April 8, 2021	Submitted by: P. Morgan
Item Title: Discuss and consider approval of a site plan for the Platform 80-20, located west of the County Road 212 and S. Gateway Boulevard intersection.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Building Elevation Plan Elevation Rendering Landscape Plan

Item Summary:

Purpose:

Mr. Brad R. Williams requests approval of a site plan for the Platform 80-20. 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 60.233 acres of land. The majority of the property was annexed and zoned in the light industrial district by City Council on January 19, 2021. A zoning request to zone the property to planned development has been submitted for consideration.

The majority of the property is vacant and undeveloped, with some residential structures adjacent to C.R. 212. Access to the property is provided by C.R. 212. The Amazon FTW5 facility is being constructed to the east of the property and the Gateway Parks residential subdivision is located to the south of the property.

Site Plan:

The site plan is designed in accordance with the proposed planned development zoning conditions and shows that two buildings are proposed on the property. Building 1 is 430,920 square feet and Building 2 is 512,604 square feet. The two buildings share access points. The two buildings would have

separate parking/loading areas and the building elevation plan shows that the buildings are designed to be forty-seven feet (47') in height.

The language in the proposed PD Amendment states that required screening (adjacent to the Gateway Parks residential subdivision) shall be constructed of masonry (concrete, brick or stone), or masonry-emulating materials (e.g., cast concrete, formed panels, and opaque panelized fence products).

The landscape plan shows that the quantity of trees is provided in accordance with the parking and street frontage requirements.

All other design elements are in compliance with the proposed Platform 80-20 Planned Development.

Accessibility:

The property provides direct access to County Road 212.

Staff Recommendation:

Staff recommends approval if the concurrent planned development zoning request is approved.