



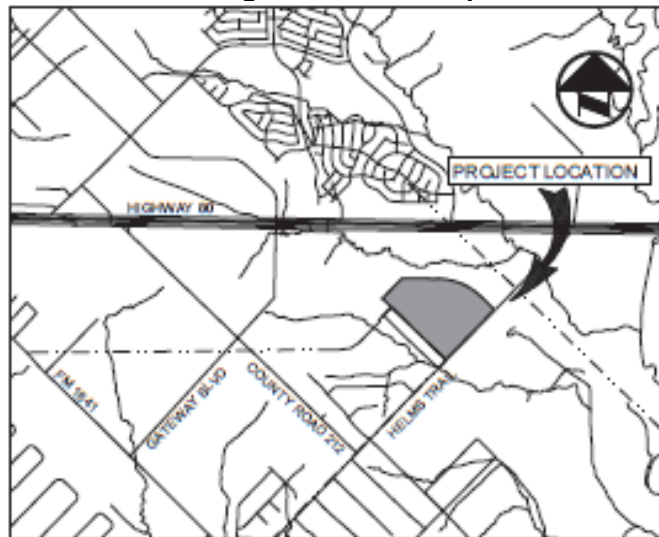
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: May 6, 2021	Submitted by: P. Morgan
Item Title: Discuss and consider approval of a site plan for Forney Tract D of the Seefried Addition, located west of Helms Trail and north of Plantation Ridge.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Traffic Flow Exhibit Building Elevation Plan Landscape Plan

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 43.256 acres of land and is zoned within a light industrial planned development. The planned development zoning and a preliminary plat for the property were approved by City Council on January 19, 2021.

Site Plan:

The site plan is designed in accordance with the planned development zoning conditions. The planned development contains a base zoning of Light Industrial. The site plan shows a primary 270,000 square foot building. The building elevation plan shows that the building is 48'11" and is constructed using concrete wall panel, which is accepted by the International Building Code as an approved exterior construction material.

The traffic plan shows that vehicles will exit the property to access U.S. Highway 80 by proceeding west on Akron Way or north on Sierra Parkway.

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.

Staff Recommendation:

Staff recommends approval.