



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> November 4, 2021	<b>Submitted by:</b> P. Morgan
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**Item Title:**

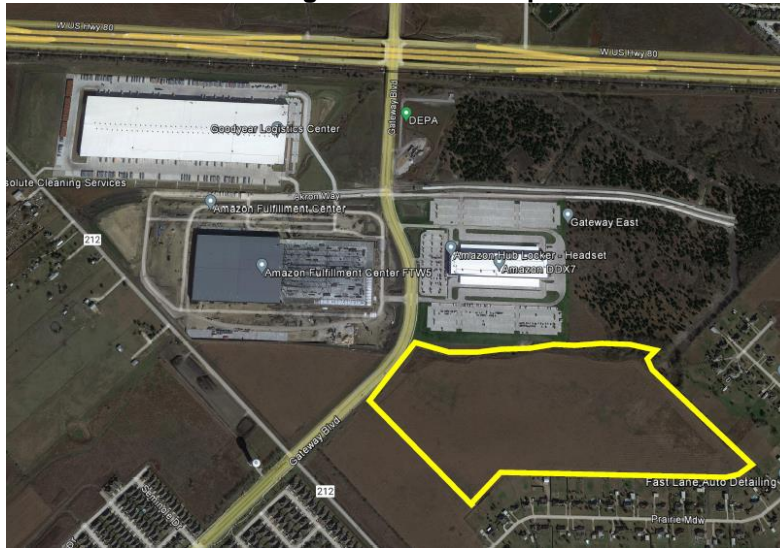
Discuss and consider approval of a site plan for the Eastgate Logistics Center. The property is located east of S. Gateway Boulevard and south of the DDX7 Addition.

<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevation Plan Landscape Plan Screening Exhibit Buffer Exhibit
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**Item Summary:**

**Purpose:**  
Mr. Jonathan Stites requests approval site plan for the Eastgate Logistics Center. The property is located east of S. Gateway Boulevard and south of the DDX7 (Amazon) Addition. The purpose of the request is to establish the site design for the light industrial development of the property.

**Image 1: Location Map**



**Current Standards:**  
The property consists of 68.394 acres of land and is currently zoned in the Agricultural district. The property is currently vacant and undeveloped. Access to the property is provided from S. Gateway Boulevard. Single-family residential lots are located adjacent to the east and the Amazon DDX7 facility is located to the north. The Amazon FTW5 facility is located to the northwest.

**Site Plan:**  
The site plan is designed in accordance with the concurrently requested planned development zoning for the property. The base zoning district for the design is light industrial. The primary use is distribution center, with a detailed definition provided in the planned development conditions.

The development conditions (and this site plan) are similar to the other nearby light industrial based planned developments (Amazon DDX7, Amazon FTW5, Blue Jay, and Goodyear). The buildings

are approximately fifty feet (50') in height. Screening is required adjacent to the residential properties located east of the property. The screening/fencing plan shows a minimum twelve foot (12') tall masonry screening wall adjacent to the residential properties, as recommended by the completed sound study.

The Site Plan shows that three buildings are proposed on the property:

1. Building 1 is 154,434 square feet.
2. Building 2 is 421,200 square feet.
3. Building 3 is 421,200 square feet.

The majority of remaining zoning standards, including area regulations, must comply with the Zoning Ordinance regulations. 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. No truck stacking is permitted within any public right-of-way.

The Buffer Exhibit shows that a 50-foot landscape buffer is provided between the masonry screening wall and the property lines of the adjacent residential lots on Prairie Meadow.

The building exterior construction materials include concrete panel as the primary material. The materials are approved under the International Building Code.

**Accessibility:**

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

**Recommendation:**

Staff recommends approval.