



15-300SP

TITLE:

Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and a Facade Plan for TRAXXAS Building Expansion, Located Approximately 620 Feet West of Stacy Road and on the North Side of Henneman Way

COUNCIL GOAL: Direction for Strategic Growth

MEETING DATE: December 8, 2015

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Aaron Bloxham, Planner I

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan and facade plan appeal may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed site plan and Facade Plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached;
2. The applicant receive a variance for an alternate screening device (facade finished hydraulic door) to screen the East facing overhead bay door from view of the ROW;
3. The applicant receive a facade plan appeal to be able to allow ACM metal panel on the elevation of the building facing Henneman Way; and
4. The applicant receive a variance from the Fire Department to have a 24' fire lane.

However, the applicant is also requesting a variance for an alternate screening device:

1. To provide an alternate screening device (8' tall sliding gate composed of metal anti-climbing fence with black curtain) to screen the West facing loading dock;

Staff has concerns with the ongoing maintenance of the screening material associated with the alternate screening device and as such, Staff recommends denial of the alternate screening device for the West facing loading dock.

APPLICATION SUBMITTAL DATE: November 9, 2015 (Original Application)
November 11, 2015 (Revised Submittal)
November 25, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to construct a 153,360 square foot distribution center (TRAXXAS) addition on 12.15 acres approximately 620 feet West of Stacy Road and on the North Side of Henneman Way.

Site plans can typically be approved by Staff; however, the applicant is requesting variances for two alternate screening devices and a facade plan appeal which must be considered and acted upon by the Planning and Zoning Commission. The requested variances are detailed further below.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Proposed Elevations](#)

[Proposed Renderings - Informational Only](#)

[Variance Pictures](#)

[PowerPoint Presentation](#)