

15DEVPLAN1203

Fern Valley Distribution



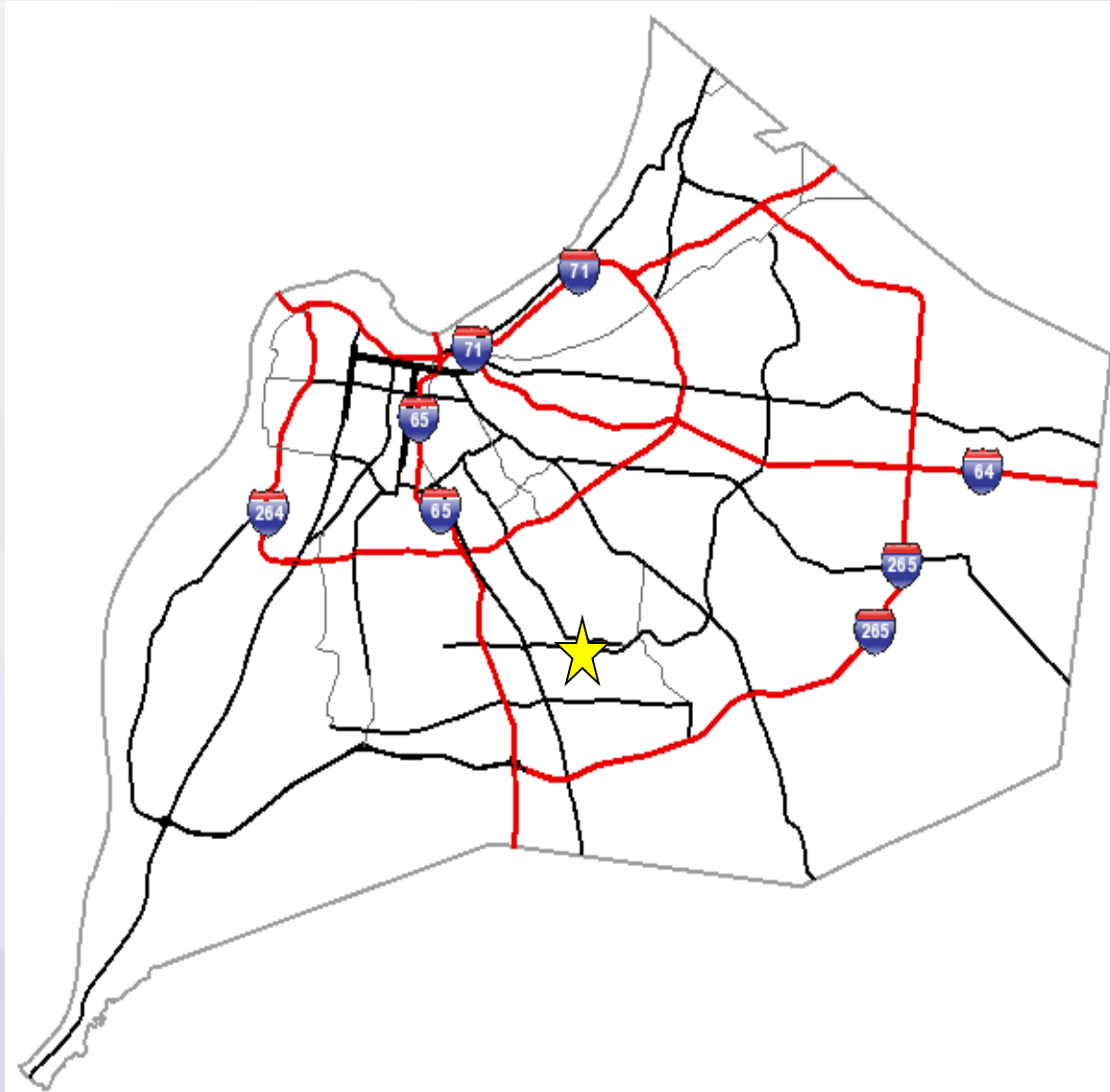
Development Review Committee Public Meeting

Laura Mattingly-Humphrey, Planner I

March 2nd, 2016

Location

- 4500 Fern Valley Rd
- Council District 2 – Barbara Shanklin



Request(s)

- Category 3 Development Plan review
- Waiver of 5.12.2.A.1 to reduce the required amenity area

Case Summary / Background

- Proposal is for a 332,500 square foot warehouse and distribution center
- Includes 331 parking spaces, 54 loading docks, and 30 trailer parking spaces
- Waiver to reduce required amenity area to 10% of office area only

Lo



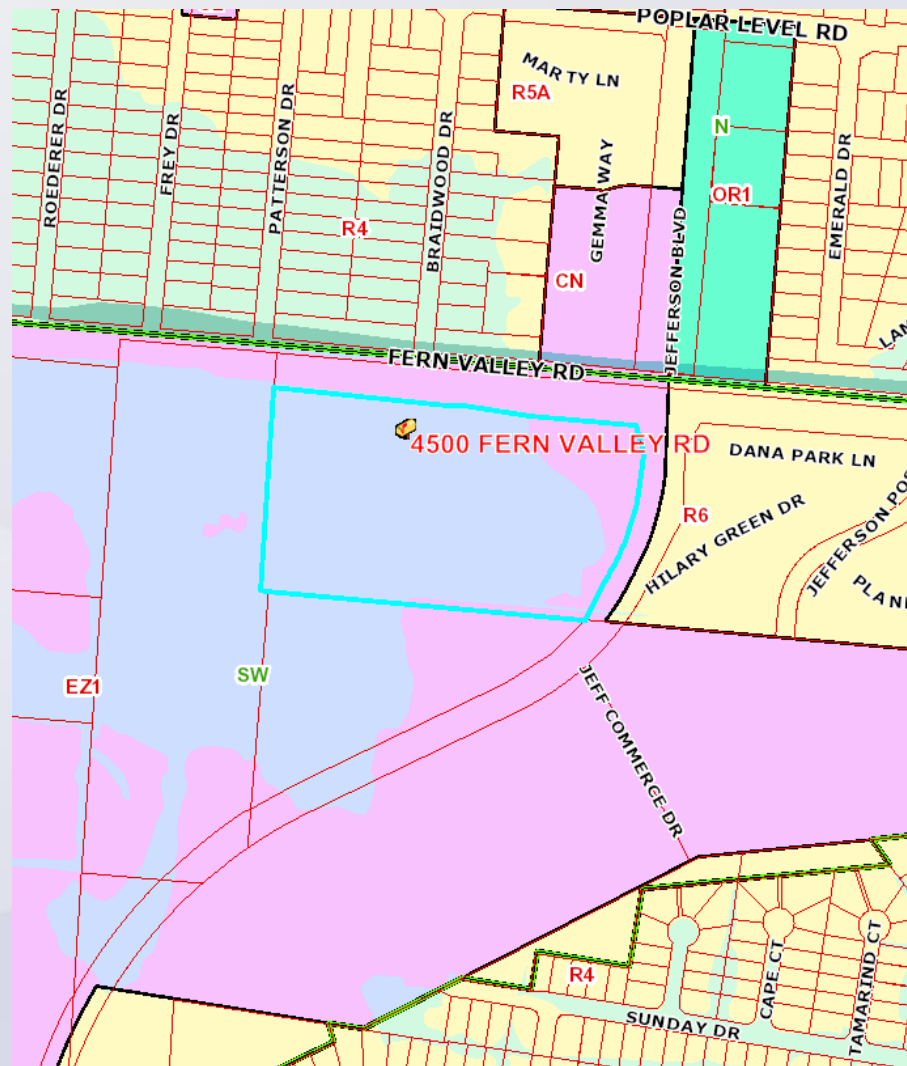
Zoning/Form Districts

■ Subject Property:

- Existing: EZ-1, SW
- Proposed: EZ-1, SW

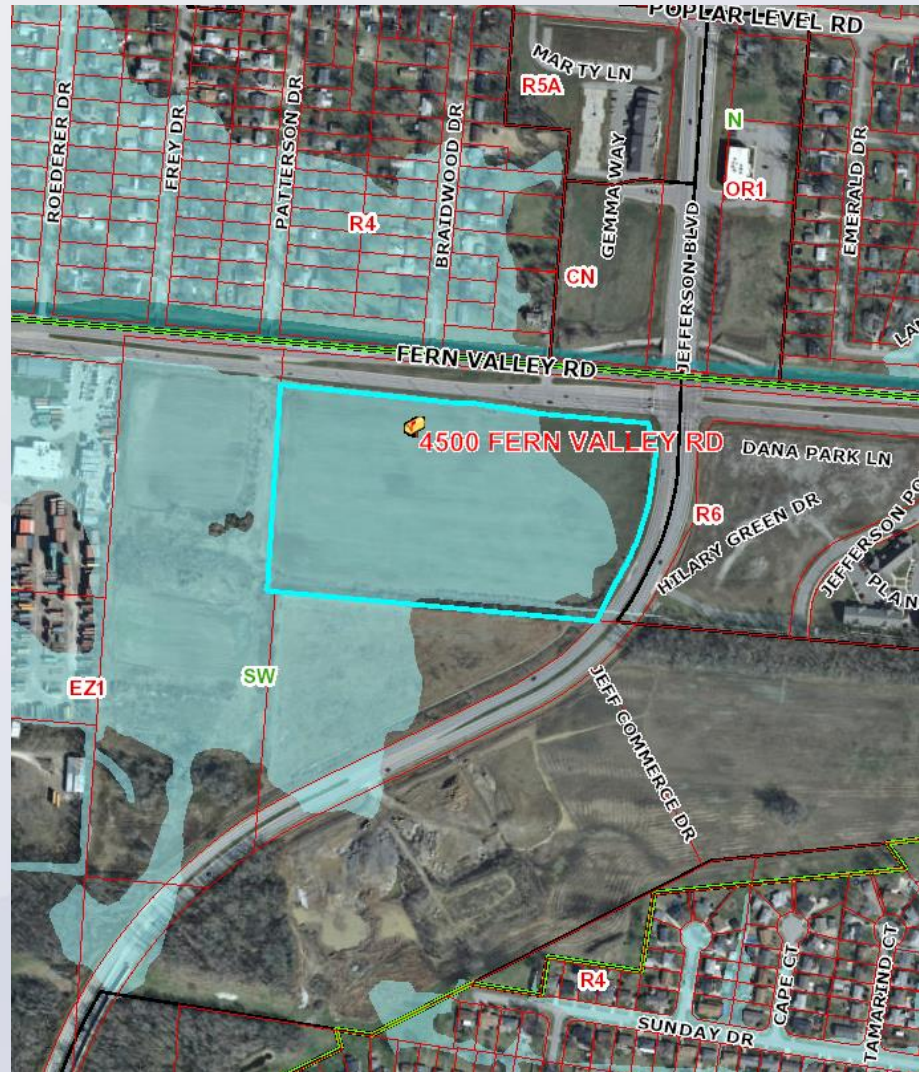
■ Adjacent Properties:

- North: R-4, CN, N
- South: EZ-1, SW
- East: R-6, SW
- West: EZ-1, SW



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Vacant
 - Proposed: Warehouse/Distribution Center
- **Adjacent Properties:**
 - North: SFR, Vacant
 - South: Vacant
 - East: Vacant
 - West: Vacant



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Site is in floodplain with potential wetlands
- All appropriate Army Corps of Engineers & MSD notes have been placed on plan
- MSD & Public Works have given preliminary approvals

Staff Analysis and Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting an LDC Waiver established in the Land Development Code.

Required Actions

- **APPROVE** or **DENY** the Category 3 Development Plan
- **APPROVE** or **DENY** the Waiver request of 5.12.2.A.1