

21-CAT3-0005

8201 National Turnpike



Development Review Committee

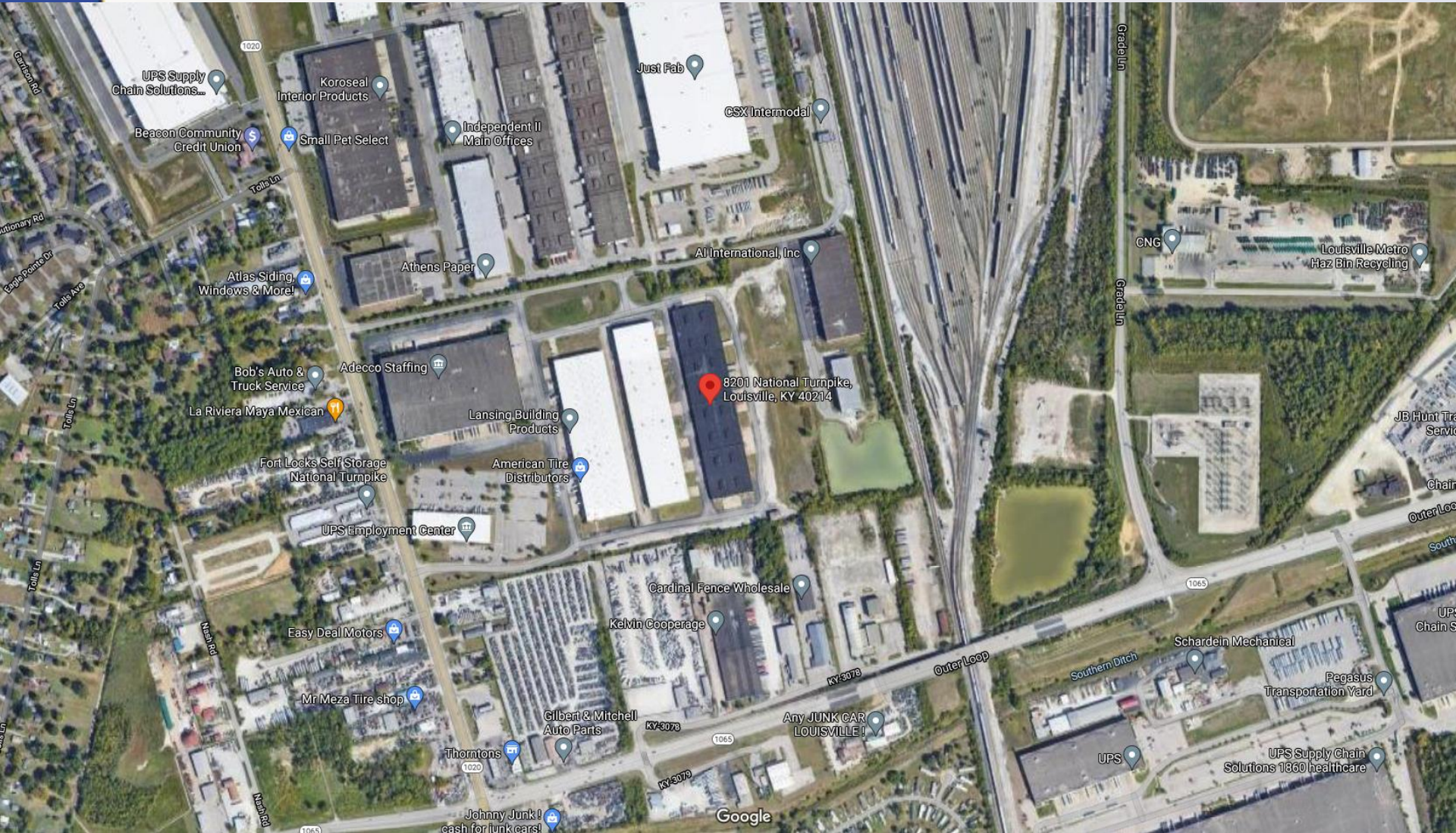
Molly Clark, Planner I

June 30th, 2021

Request(s)

- Category 3 Development Plan

Site Context



Case Summary

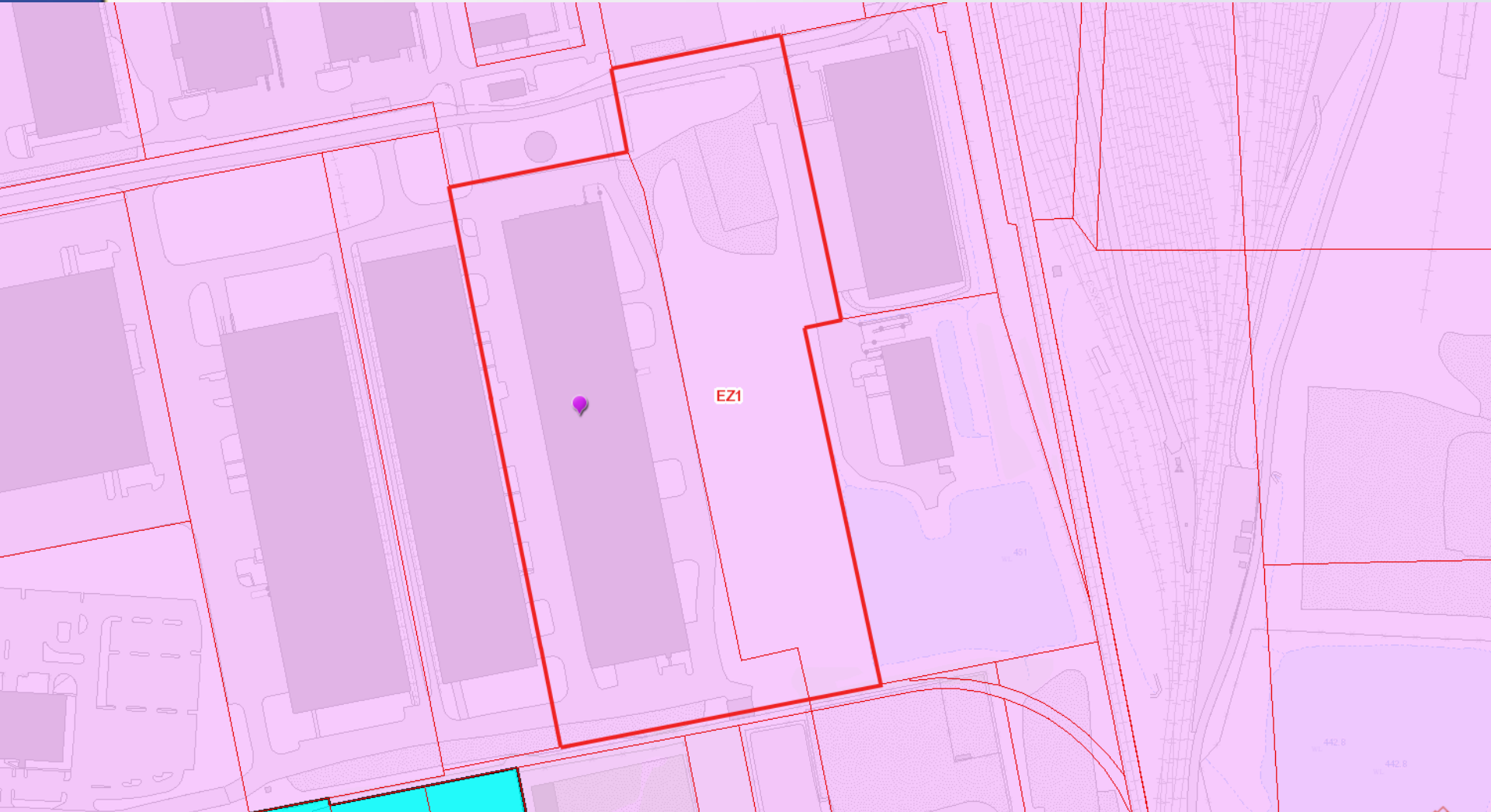
- EZ-1, Suburban Workplace
- Currently 20 Acre site with an existing warehouse building that will be removed.
- Proposing 340,306 SF warehouse with a 12,000 SF office and a 1,200 SF outdoor amenity area.

Technical Review

- A crossover access agreement needs to be recorded.
- Outstanding comments from MSD

1. Please find the attached pdf for mark ups.
2. Note: Fema floodplain model will need to be updated with the proposed conditions to ensure no negative impacts will result to the adjacent property owners as a result of the floodplain mitigation. Additional information or site modifications may be required at the construction plan phase.
3. Show the existing private sanitary sewer line on the plan in a proposed private sewer easement the entire way to your southern property line located at 8169 National Tpke.
4. Show the existing 36" storm in a "proposed" msd storm water easement.
5. Revise the plan to show a conceptual floodplain and increased run off compensation area per notes 10 and 11. Additional comments will follow once information is provided for this mitigation area. Check the inverts listed on the existing storm line, it appears to be several feet lower than the outlet. List the invert elevation of the pipe where it outlet into the intermittent blue line stream. We want to ensure the outlet is deep enough to bring the floodplain into your basin area.
6. The north drainage is being directed to an area not in an existing easement. A downstream easement will be required to allow a pipe system to flow into that area.
7. Additional comments may follow.

Zoning/Form Districts



Aerial Photo



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property

Street View



Site Photos-Subject Property

Street View



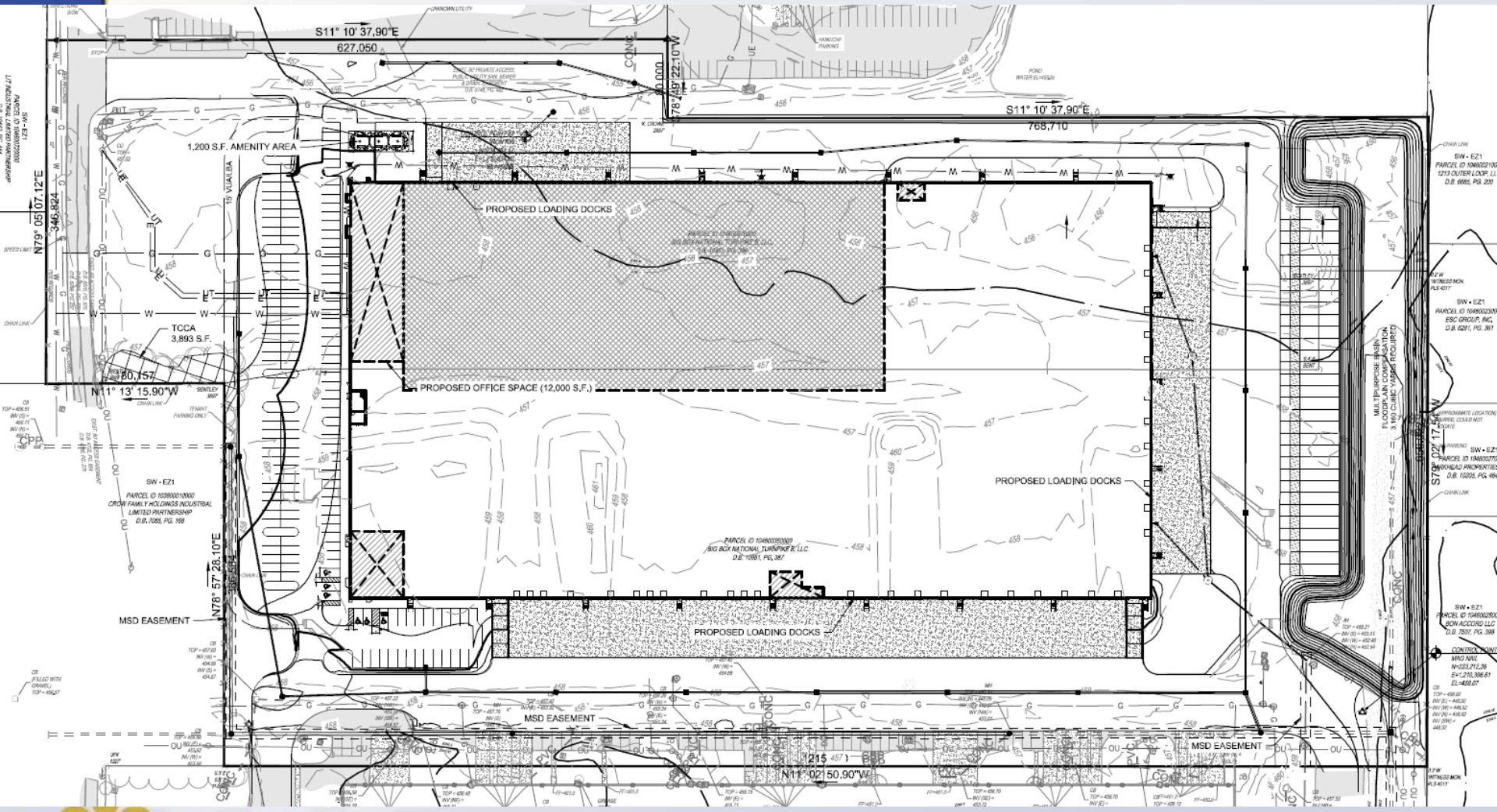
Site Photos-Subject Property



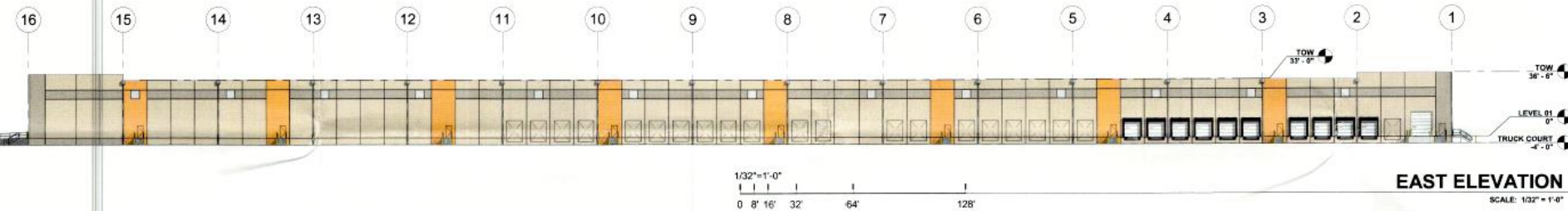
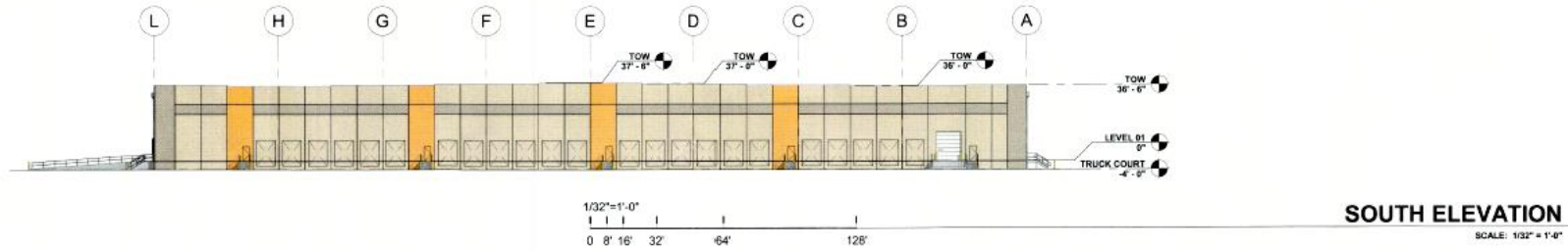
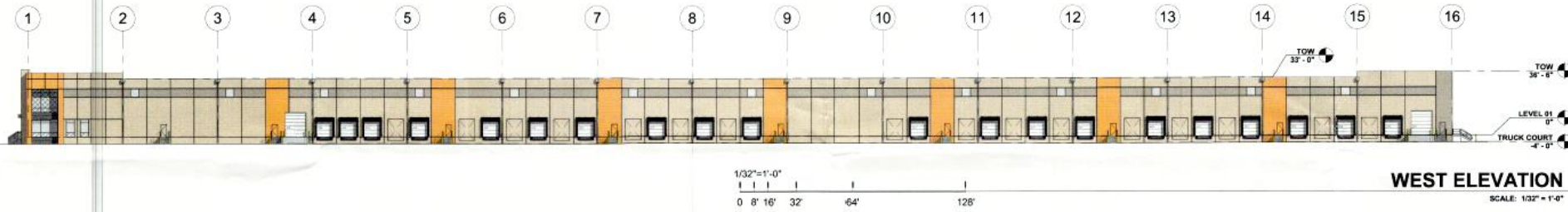
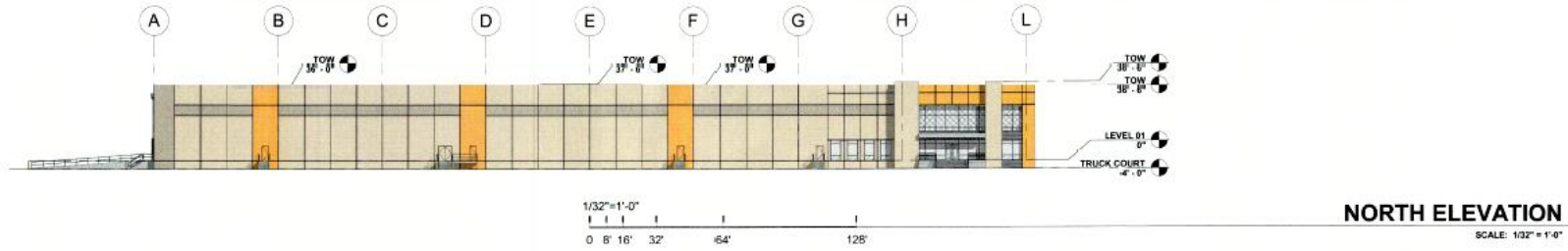
Site Photos-Surrounding Areas



Applicant's Development Plan



Applicant's Rendering



Applicant's Rendering



Staff Finding

- The Category 3 Development Plan is in order and complies with all applicable Land Development Code requirements.

Required Actions

- **APPROVE** or **DENY** the Category 3 Development Plan