

## STAFF REPORT

**Case Number:** 14-SP-11  
**Request:** Detailed Site Plan approval  
**Address:** 2170 Diplomat Drive  
**Lot Size:** 3.7 Acres  
**Petitioner:** Chamberlain Roofing

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### Existing Conditions:

The site located on the southern side of Diplomat Drive, approximately 500 feet east of the intersection of Senlac Drive and Diplomat. This undeveloped wedge-shaped tract of 3.7 acres is bordered on both sides by existing light industrial land uses. To the south of the site is a levee controlled and maintained by the Valwood Improvement District. This site is located within Planned Development District No. 22 (PD-22), which was established as a light industrial zoning district.

### Site Design:

The applicant, Chamberlain Roofing and Weatherproofing, proposes to develop a new regional headquarters for their roofing business. All operations for this new headquarters would be contained within the proposed office warehouse building containing approximately 27,000 square feet of commercial space.

This building will contain both warehouse and office space. For example, the proposed building will contain approximately 13,500 square feet of office space and 13,650 square feet of warehouse space.

The proposed building will be one story and approximately 30 feet in height.

The exterior of this building will be precast concrete panels with patterned accent panels. The office areas, located primarily on the northern end of the building, will have special glass and metal trim accent elements.

The building is designed to face northward, towards Diplomat Drive. All truck loading areas are proposed along the southern end of the site, away from public view.

### Parking

Based on the proposed design of this large office warehouse building, the need for employee and visitor parking along the front of the site will be minimal. Most of the employee parking will be located along the western side of the site. The applicant is proposing developing 80 parking spaces.

The City requires only 63 parking spaces.

Three loading docks are proposed on the southern end of the building.

Outdoor storage will be limited to 4,050 square of area and will also be located on the southern side of the building and site, away from public view and Diplomat Drive.

Further expansion of outdoor storage will require a Specific Use Permit.

### **Landscaping**

The proposed Detailed Site Plan has approximately 20% of the site committed to green space. A large grass area is proposed along the eastern portion of the site. This area will be screened from view by a masonry wall extending from the building's northern façade. The remaining portion of the eastern yard area will be fenced for security reasons

Special landscape emphasis was given to the frontage along Diplomat Drive. Approximately 7% of the parking areas on the northern and western sides of the building contain landscaped open space.

PD-22 requires 5% of the overall site to be landscaped open space.

### **Comprehensive Plan:**

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Therefore this proposed office warehouse facility would be consistent with the West Side plan.

### **Thoroughfare Plan:**

Diplomat Drive is not identified for further expansion on the 2013 Thoroughfare Plan. No improvements to Diplomat Drive are planned or budgeted at this time.

### **Public Response:**

No letters of opposition had been received.