

STAFF REPORT

Case Number: 18-SP-01
Request: Detailed Site Plan for a new warehouse and office building
Address: 13309 Senlac Drive
Lot Size: 11.93 Acres
Petitioner: Panattoni Development Company

Existing Conditions:

This 11.93-acre site is located on the eastern side of Senlac Drive, approximately 500 feet north of Valley View Lane. The property is surrounded by light industrial and commercial uses on all sides, and by Cooks Branch Creek on the north side. An existing drainage channel is crossing the property north to south. The property is located within Planned Development District No. 77 (PD-77).

Site Design:

With this Detailed Site Plan, the applicant is planning to develop the property and build a new office and warehouse building. The building will contain approximately 151,200 square feet to accommodate office uses (12,096 square feet) and warehouse uses (139,104 square feet). The two office areas are located at the northwestern and northeastern corners of the building, serving as main access into the building.

The building will be setback 75 feet from Senlac Drive. The front yard will be a wide a landscape island. Surface parking is proposed primarily along the north and east sides of the property. The southern side of the building will contain the loading area (approximately 104 feet in width) with 31 loading docks.

The site is accessible by two driveway access points from Senlac Drive. The applicant proposes to install a 4-foot wide sidewalk along Senlac Drive and a bus pad to accommodate the existing DART bus stop. In order to develop this property, the applicant will relocate the existing drainage channel to the east side of the property. The relocation of the channel will be subject to Valwood Improvement Authority approval.

Elevations:

The proposed warehouse building will have a maximum height of 39 feet and a flat roof configuration. The building will be a painted tilt-wall with aluminum storefront at the office corners. Accent paint color with different texture will applied to the façades for building articulation. The proposed façades meet and exceed the City's masonry requirements.

Parking:

The building will be served by 181 parking spaces with 6 ADA parking spaces, all distributed around the building on the north and east sides. This meets the requirements established by PD-77 for the parking ratio for office and warehouse uses (minimum 181 parking spaces required).

Landscaping:

The proposed Landscape Plan includes approximately 59% of the site to be used as landscaped open space. This area includes the proposed relocated drainage channel along the eastern side of the property. Due to site constraints, the applicant has to remove the existing trees along the northern side of the property. There are 51 trees that the applicant proposes to remove. In compensation the applicant will plant a total of 58 new trees along Senlac Dr., along all property lines and in the landscape islands throughout the parking lot. Staff supports this tree replacement proposal, considering that the landscape plan places the new trees along public streets and along the southern property line buffering the loading area and offering an enhanced street view.

The new trees will be a combination of Oak, Chinese Pistache, Elm and Crape Myrtle trees. The proposed landscape includes a combination of trees, shrubbery and ground covers. All loading areas will be screened from public view with evergreen shrubs along the southern property line and along a portion of Senlac Drive. In addition to the shrubs, the applicant will install a 10-foot high tilt wall on the southeast corner of the building to screen the loading area from public view.

Signage:

No signage is proposed at this time with this Detailed Site Plan application. Any signage will be subject to approval by the city and shall be consistent with PD-77.

Special Exception:

Building Setbacks

PD-77 requires all structures to be setback a minimum of twice the building height from the street right-of-way for all buildings facing secondary streets; Senlac Drive is considered a secondary street. In this case, the building setback line should be 78 feet. This Detailed Site Plan proposes a 75 feet setback for the building facing Senlac Drive.

Staff supports the three-foot reduced building setback due to the significant landscape area proposed between the building and Senlac Drive, including tree planting.

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 and warehouse use would be consistent with the West Side Plan.

Thoroughfare Plan:

The 2013 Thoroughfare Plan includes Senlac Drive (north of Valley View Lane) as a 4-lane divided street with 80 feet right-of-way. The portion of Senlac Drive that is south of Cooks Branch Creek is 4-lane undivided with 70 feet right-of-way. No improvements to this portion of Senlac Drive are planned or budgeted at this time.

Public Response:

Eleven (11) zoning notification letters were mailed to the surrounding property owners on February 15, 2018. Two zoning notification signs were also placed on the site the next day. As of February 22, 2018 no letters of opposition have been received by the City.