

## STAFF REPORT

**Case Number:** 18-SP-04  
**Request:** Detailed Site Plan Amendment for an Office / Warehouse Building Expansion  
**Address:** 2001 Diplomat Drive  
**Lot Size:** 25.21 Acres  
**Petitioner:** Glazer Investments Inc.

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### Existing Conditions:

This 25.21-acre site is located at the northwest corner of Diplomat Drive and Senlac Drive. The property is surrounded by light industrial and commercial uses on all sides. The property is located within Planned Development District No. 22 (PD-22).

The property is currently developed with an existing 399,880 square foot building that houses warehouse and office uses. The building is one story in height. The existing development of the property was approved in 1998 with a Detailed Site Plan.

### Site Design:

With this proposed Detailed Site Plan amendment, the applicant is proposing to expand the existing building to the north. The expansion will contain warehouse and office uses. Upon completion of the expansion, the building will contain approximately 611,080 square feet overall. The office portion of the building is located mainly in front, facing Diplomat Drive.

	Existing Building	Proposed Expansion	Total Building
Office	92,092 sf	2,000 sf	94,092 sf
Warehouse	339,450 sf	209,200 sf	481,012 sf
Total	399,880 sf	211,200 sf	611,080 sf

The new building expansion will maintain the existing 163 foot setback from Senlac Drive. The existing loading and unloading courts will be expanded on the western and eastern sides of the building. The existing eight-foot tall concrete wall along Senlac Drive will be extended to the north along the entire eastern property line. New surface parking lots will be added along the eastern, northern and western sides of the property.

The site is currently accessible by four driveway access points from Diplomat Drive and three access points from Senlac Drive. With this building expansion, the applicant is proposing to add another driveway access point from Senlac Drive.

No changes to the existing building and the existing southern portion of the property are proposed with this Detailed Site Plan.

### Elevations:

The existing portion of the building has a flat roof configuration, is two stories and a maximum height of 40 feet. The existing building is painted concrete tilt-wall.

The proposed building expansion will have a two story configuration (68 feet in height), flat roof and will be painted concrete tilt-wall.

## **Parking:**

### **Required Parking Ratio per PD-22**

According to the parking ratio established by PD-22, 1 parking space per 1,000 square feet of warehouse and 1 parking space per 300 square feet of office, or 1 parking space per employee, whichever is greater, is required. Based on these ratios, the property would need 796 parking spaces for the entire building (existing and proposed expansion).

### **Special Exception Granted in 1998**

The 1998 Detailed Site Plan granted a Special Exception to allow the applicant to provide reduced parking based upon their actual employee count that was anticipated to be at the facility at peak time. At that time, 545 parking spaces was required and a special exception was granted to allow 448 parking spaces (97 fewer spaces).

### **Proposed Parking and Special Exception Request**

The property is currently served by 492 parking spaces distributed in a large surface parking lot primarily on the southern portion of the property, along Diplomat Drive. This proposed Detailed Site Plan amendment includes 615 parking spaces distributed along all sides of the property (an addition of 123 parking spaces).

The applicant is requesting a special exception be granted for a parking reduction of 181 parking spaces (796 spaces required – 615 spaces proposed = 181 spaces). Similar to their original special exception granted in 1998, the applicant is requesting that parking be provided based upon their usage demand at peak time.

With this building expansion, the applicant is not proposing to increase the number of employees. The applicant submitted a detailed explanation of the existing employee structure and working shifts within the current operation.

	<b>Existing</b>	<b>New</b>
<b>Building area</b>	399,880 sf 271,812 sf warehouse 92,092 sf office	611,080 sf 481,012 sf warehouse 94,092 sf office
<b>Employees total</b>	570 employees total 3 day shifts, 1 night shift	570 employees total 3 day shifts, 1 night shift
<b>Employees anticipated at peak time</b>	485 employees 3 day shifts	485 employees 3 day shifts
<b>Parking required by PD-22 parking ratio</b>	579 spaces	796 spaces
<b>Parking</b>	492 spaces (existing)	615 spaces

Based on the maximum number of employees at the facility at peak times (485 employees), which is anticipated to remain unchanged, combined with the applicant's operation of the property during the last 10 years, staff believes that the 615 parking spaces proposed will meet the needs of the business upon completion of the building expansion.

Staff supports the proposed Special Exception to the parking ratio.

**Landscaping:**

Planned Development District No. 22 requires a minimum of 5% of the total property area be landscaped between the building and the street right-of-way lines. The proposed Landscape Plan reflects approximately 10% of the property as landscaped area; this landscaping is primarily located between the building and the street right-of-way lines. With this Detailed Site Plan amendment, the applicant proposes to install 7 new large canopy trees along Senlac Drive and along the northern property line. With this improvement, the total tree count on the property will be 79 large canopy trees. The existing tree combination on the property includes Elm, Bradford Pear and Oak trees.

All loading areas are screened from public view with 3 foot tall landscape berm and an eight-foot high concrete wall along Senlac Drive.

**Signage:**

No additional signage is proposed with this Detailed Site Plan amendment.

**Public Response:**

Fourteen (14) zoning notification letters were mailed to the surrounding property owners on March 15, 2018. Two zoning notification signs were also placed on the site the next day. As of March 22, 2018 no written correspondence has been received by the City.