

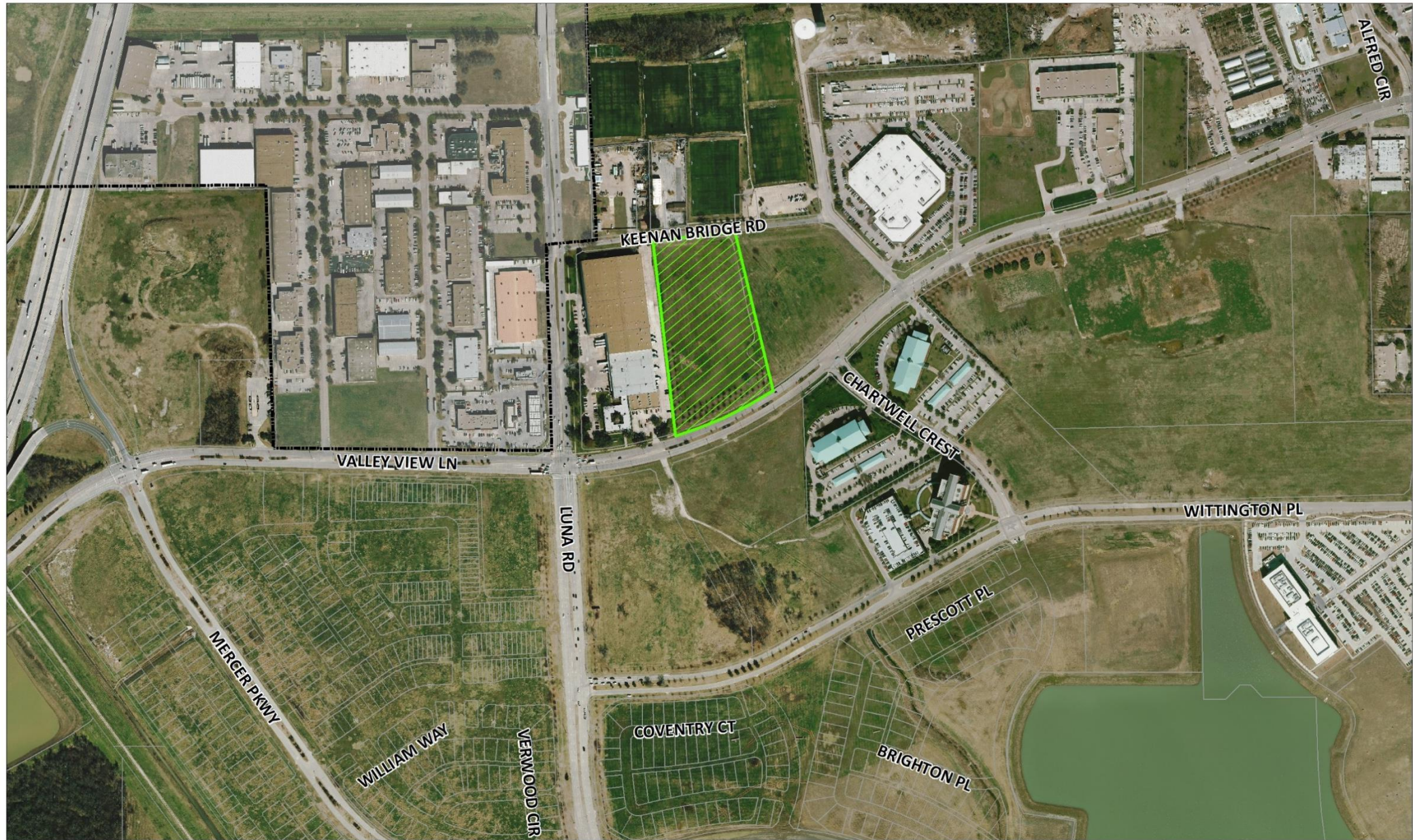


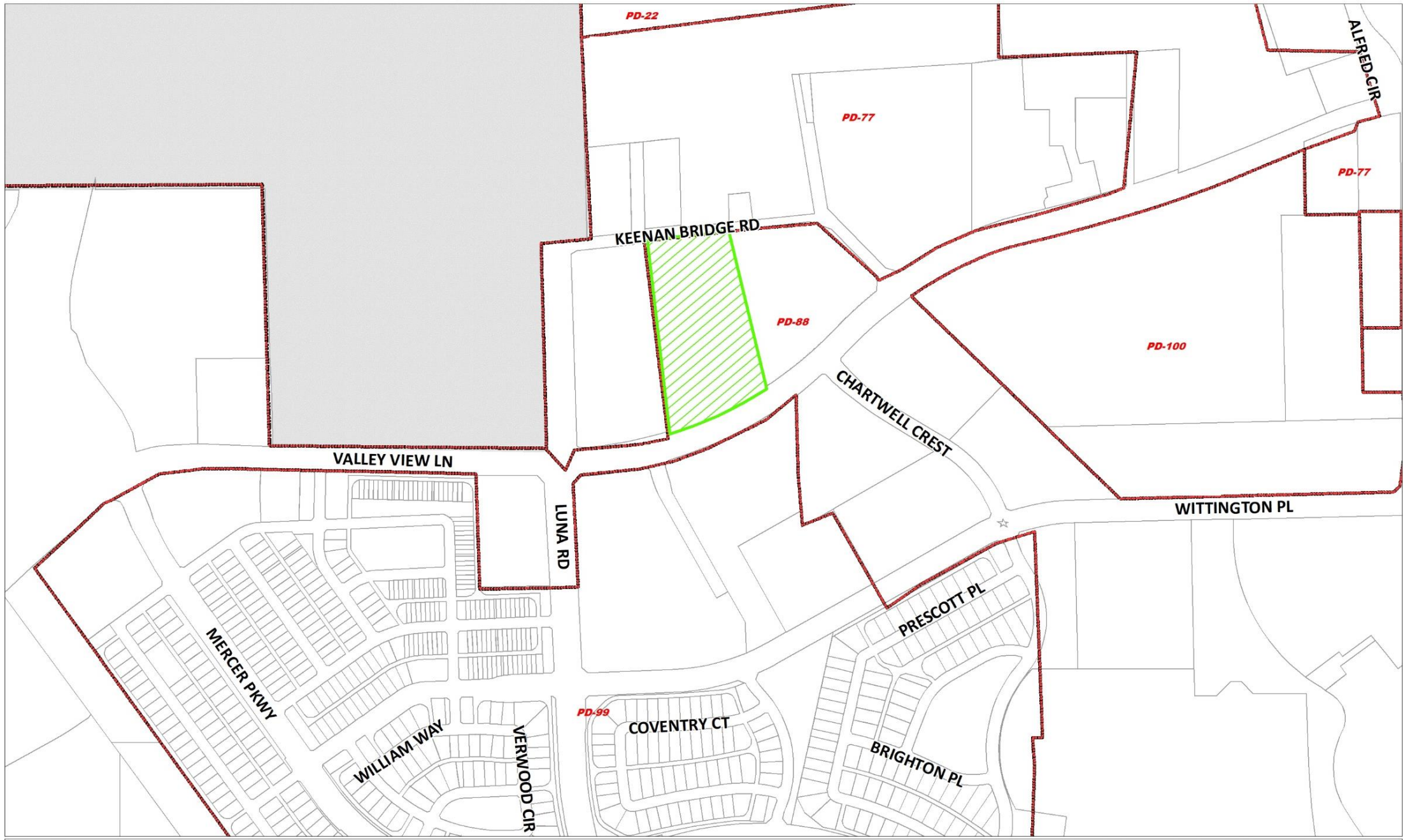
**FARMERS
BRANCH**

City Council

June 18, 2019 (DRAFT)

Specific Use Permit – Warehouse Use





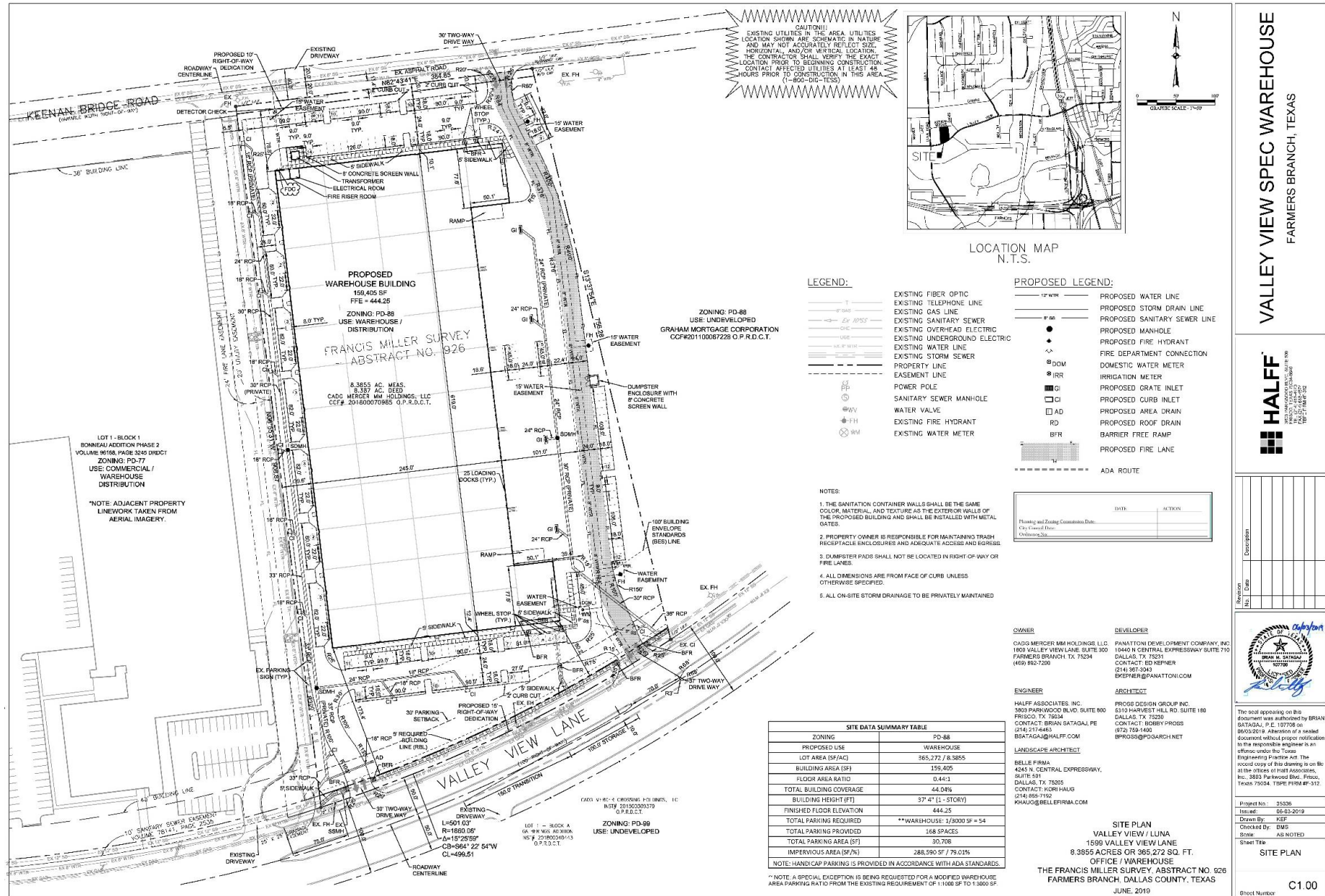
Top photos – view from Valley View Lane



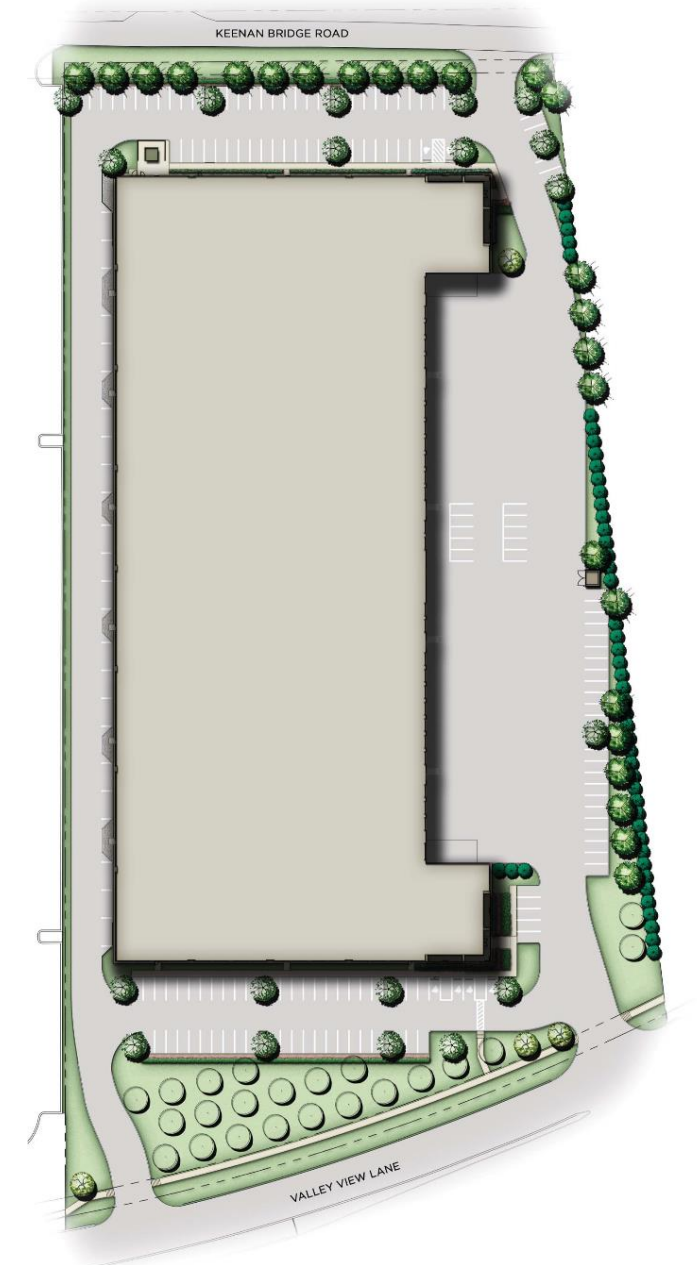
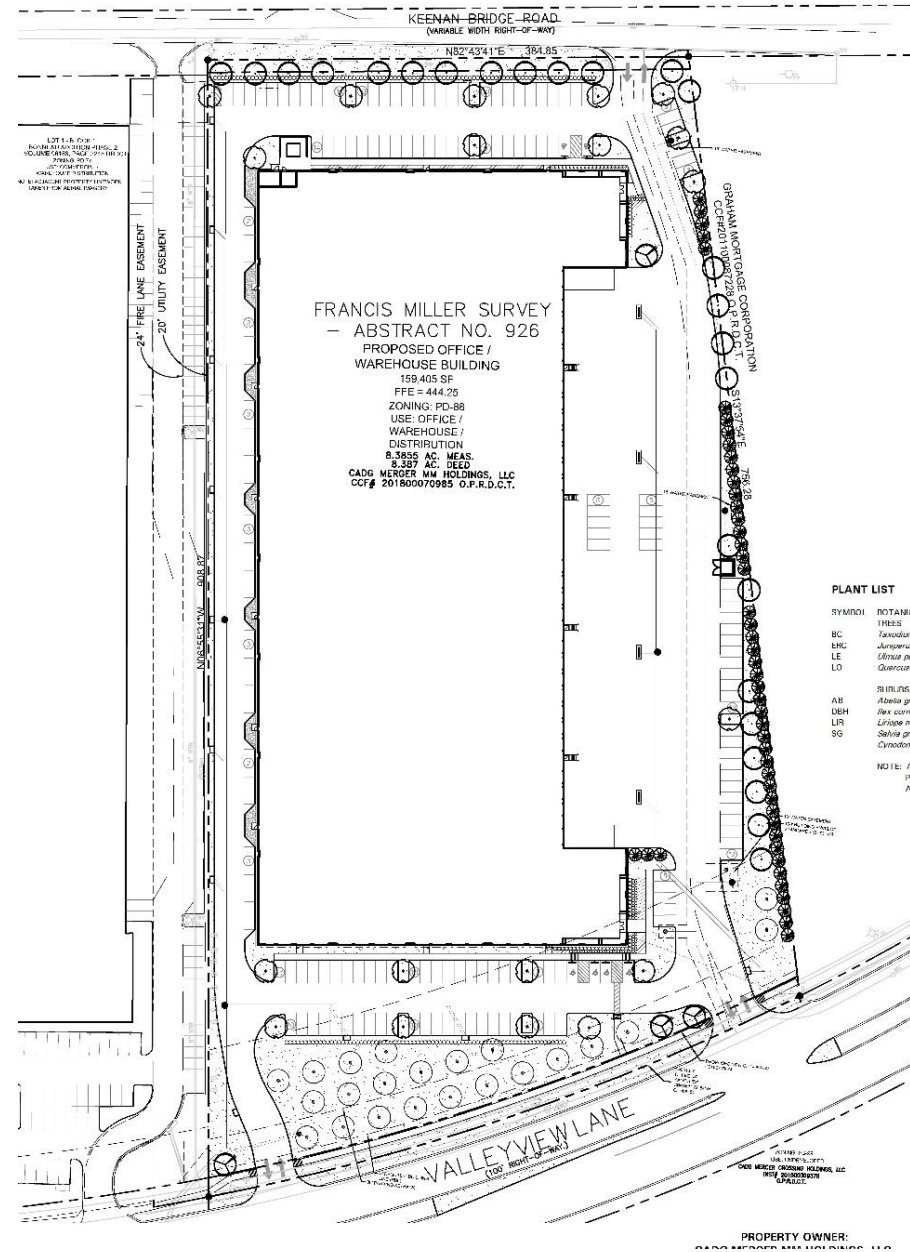
Bottom photos – view from Keenan Bridge Road

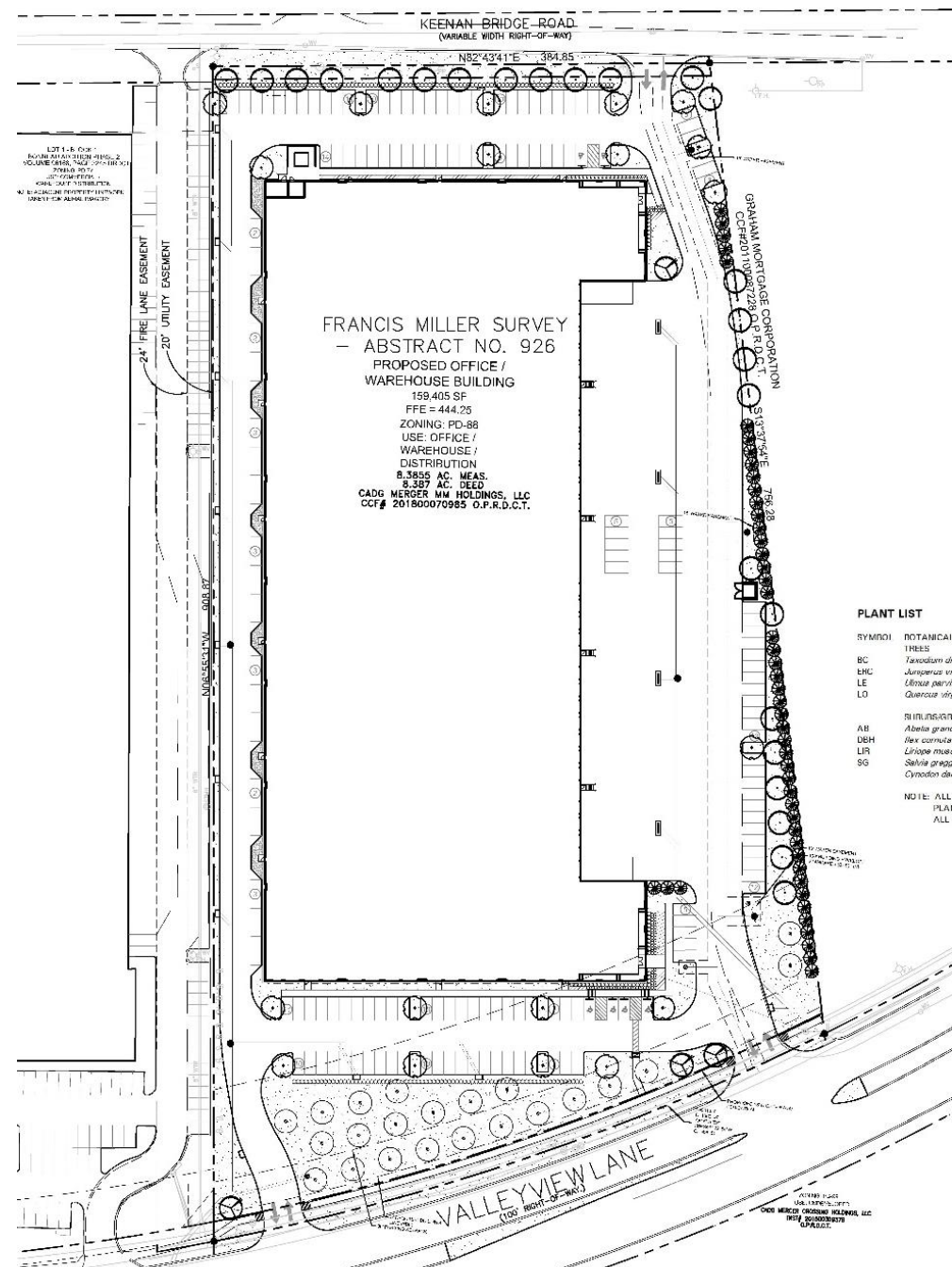


Detailed Site Plan

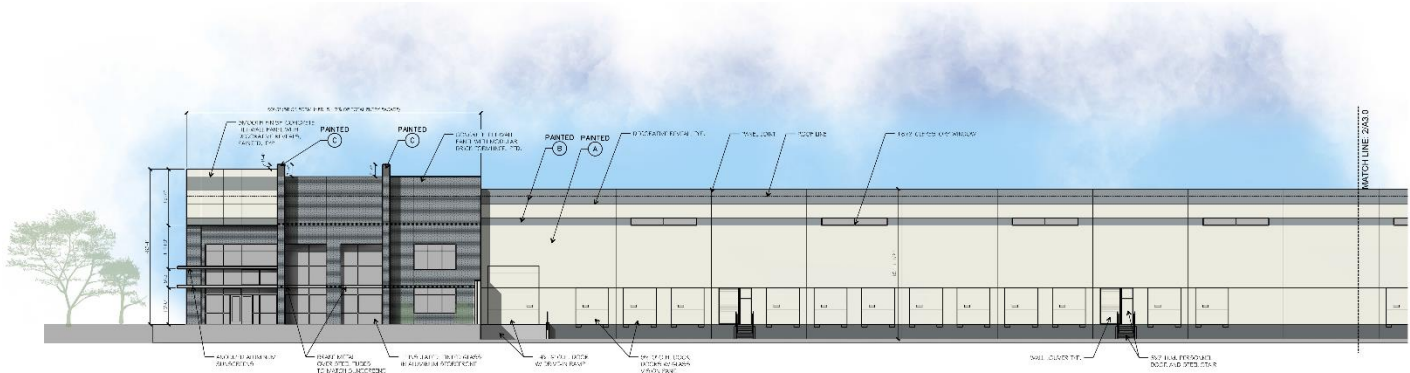


Landscape Plan



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Building Elevations

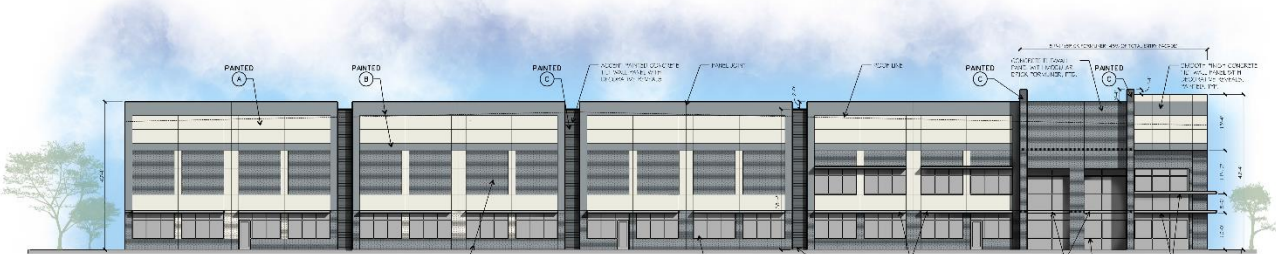


3 PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"

PART ELEVATION LEGEND				
1. PAINTED CONCRETE	2. PAINTED CONCRETE	3. PAINTED CONCRETE	4. PAINTED CONCRETE	5. PAINTED CONCRETE
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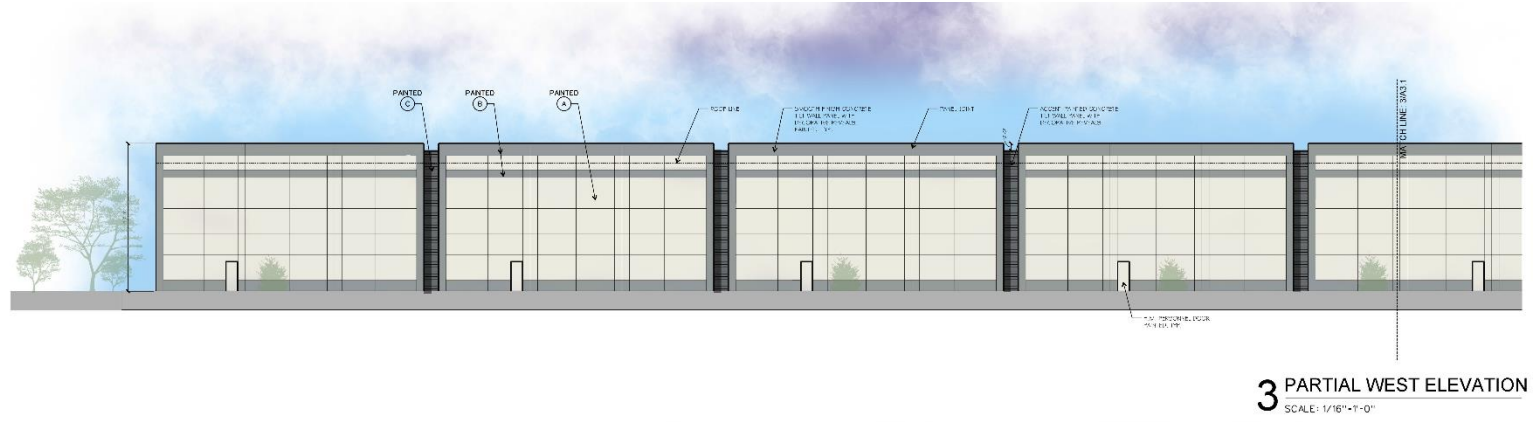


2 PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"
(VIEW FROM VALLEY VIEW LN)

Building Elevations



PORT 50: CABLE LENGTH					
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143. NAME: CABLE 91					
144. PORT: 50: CABLE 91					



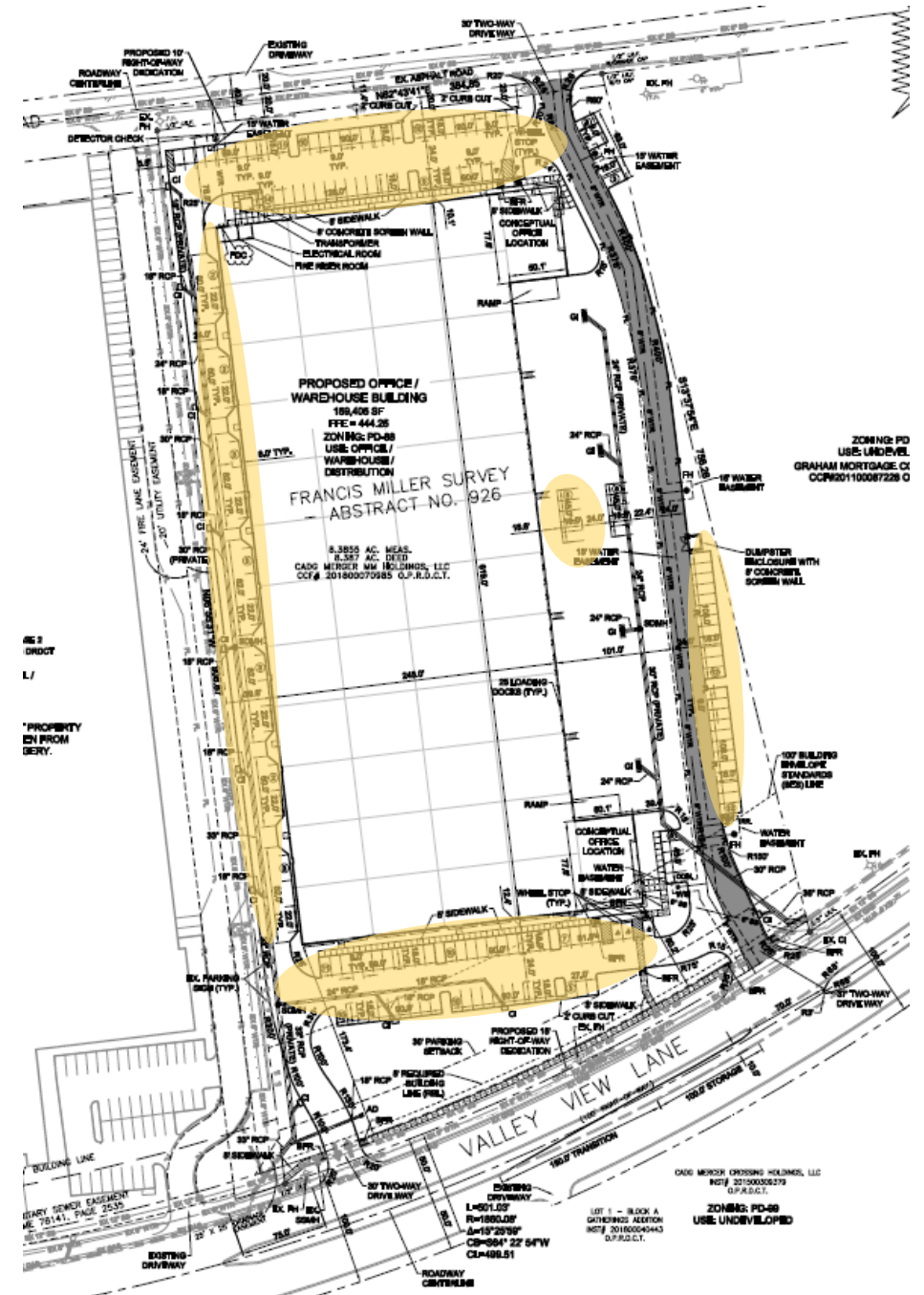
Special Exceptions

1. *Parking*
2. *Street Type – West Side: Edge Two Streets*
3. *Building Envelope Standards (BES) for Workplace Sites*
4. *Roofs and Parapets*
5. *Windows and Doors*

Special Exceptions

1. *Parking*

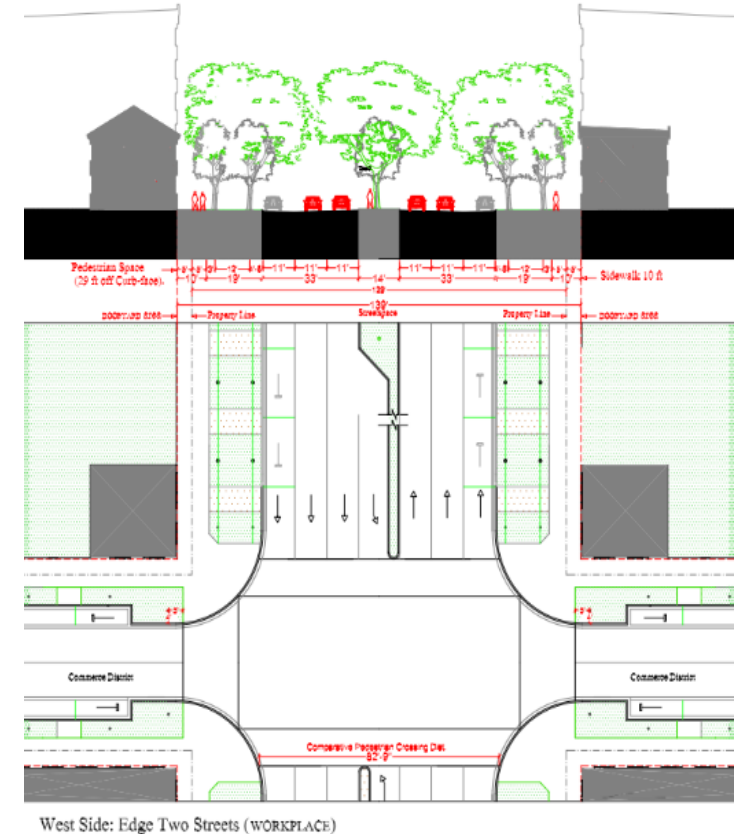
- Required 1 space per 1,000 sf = 160 parking spaces
- Request 1 space per 3,000 sf = 54 parking spaces
- Parking provided = 168 parking spaces
- Reduced parking ratio allows applicant flexibility for future office use (allowed by right)



Special Exceptions

2. *Street Type – West Side: Edge Two Streets*

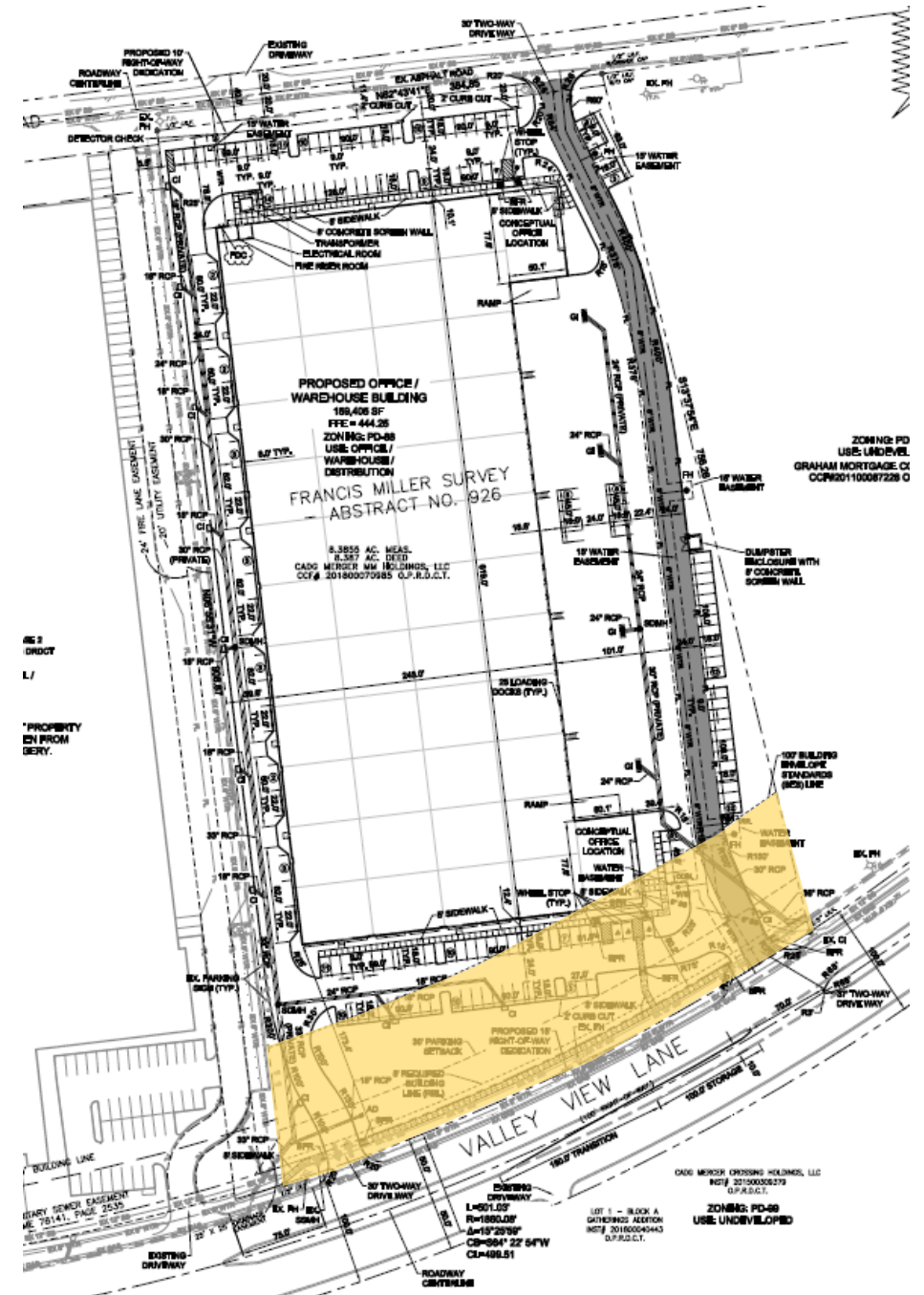
- Valley View Lane is designated Edge Two Street Type
- Required to provided a 19-foot tree lawn; back of street curb
 - Require 10-foot sidewalk and double row of street trees
- Proposing 5-foot sidewalk and preservation of existing trees



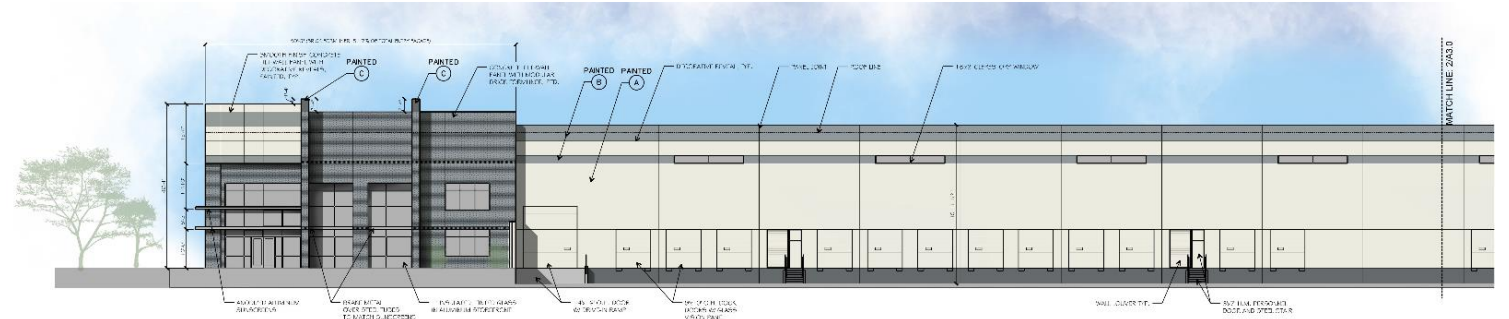
Special Exceptions

3. *Building Envelope Standards (BES) for Workplace Sites*

- Commerce District with frontage along Valley View Lane must comply with BES prescribed by PD-88 only to a lot depth of 100 feet
- Max. 5-foot required building line
- Min. 80 to 173 ft. building setback requested



Special Exceptions

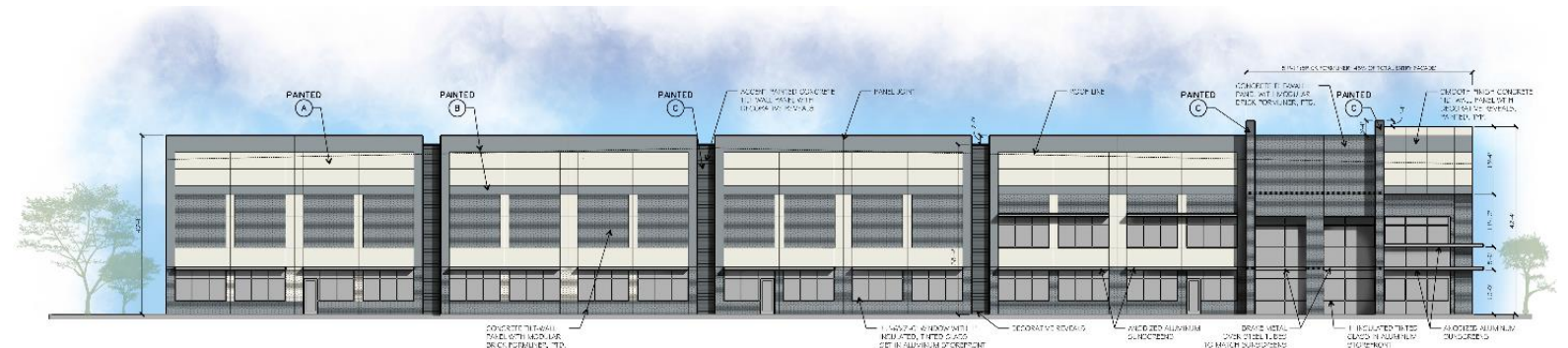


3 PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"

4. Roofs and Parapets

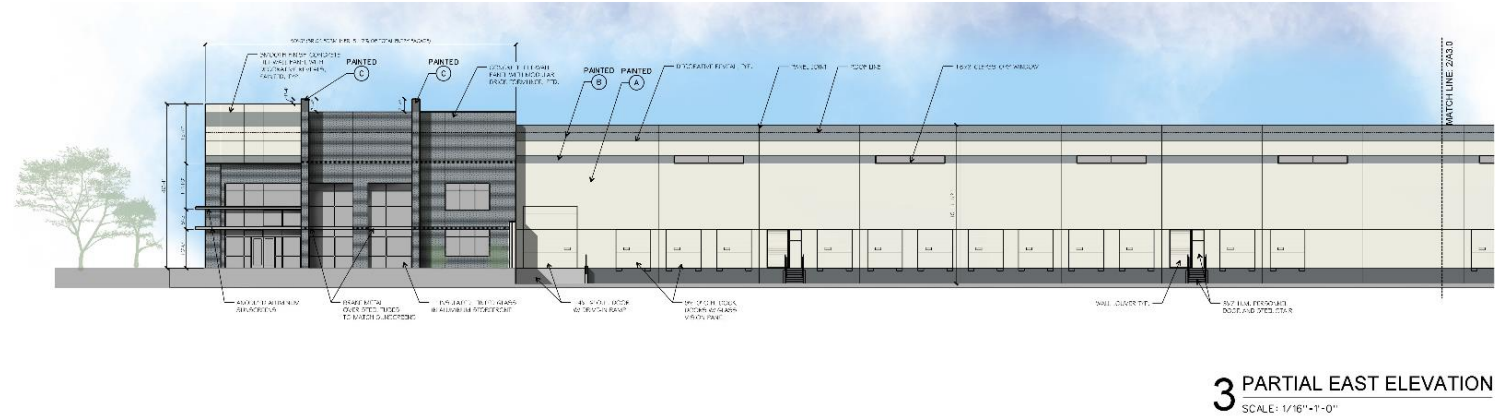
- Parapet roofs required to provide cornice projection horizontally (6-12 inches) beyond the building wall (where visible to Valley View Ln.)

- Proposing no cornice



1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"
(VIEW FROM VALLEY VIEW LN.)

Special Exceptions



5. *Windows and Doors*

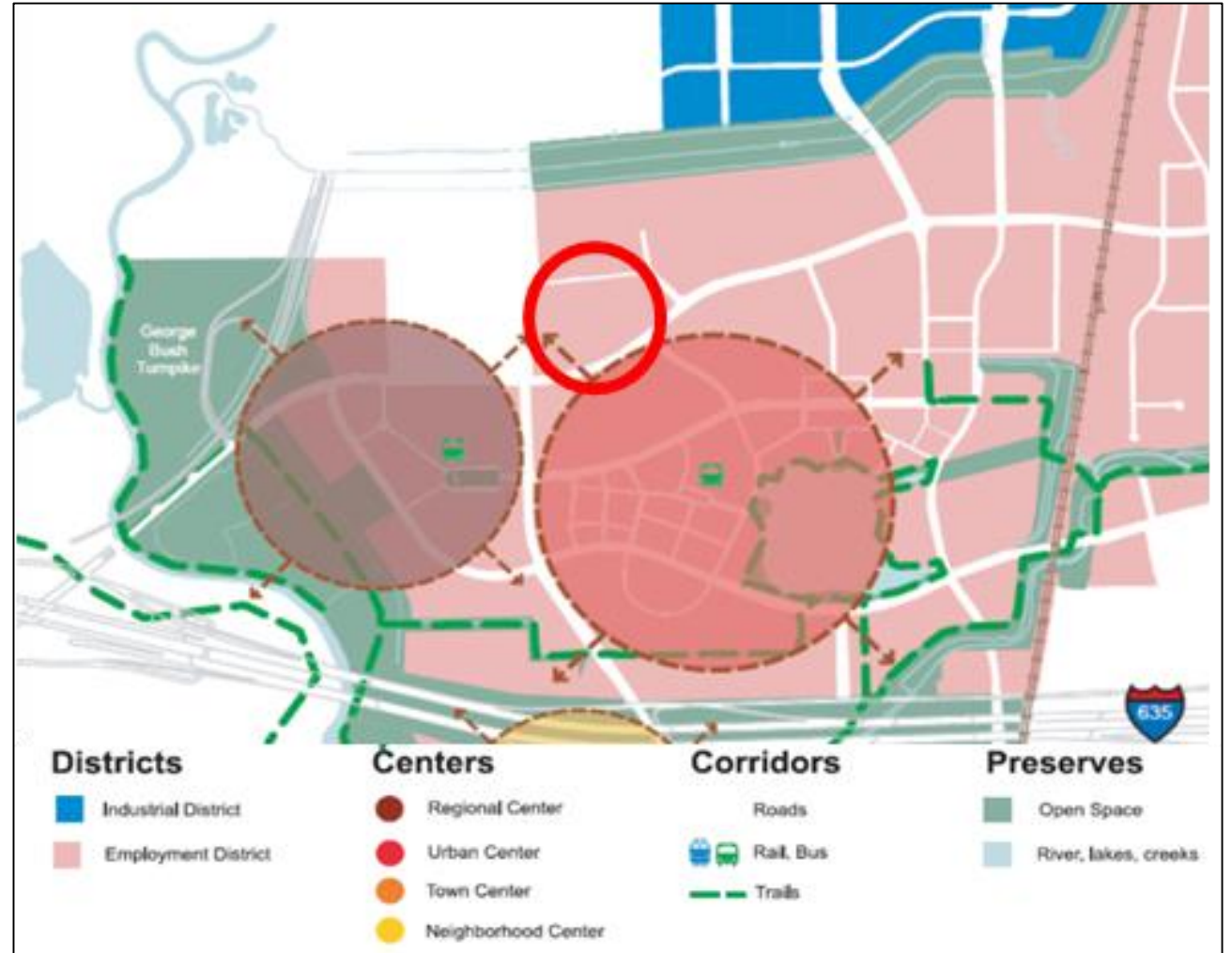
- Horizontal dimension cannot exceed vertical dimension for any opening/windows visible from Valley View Lane



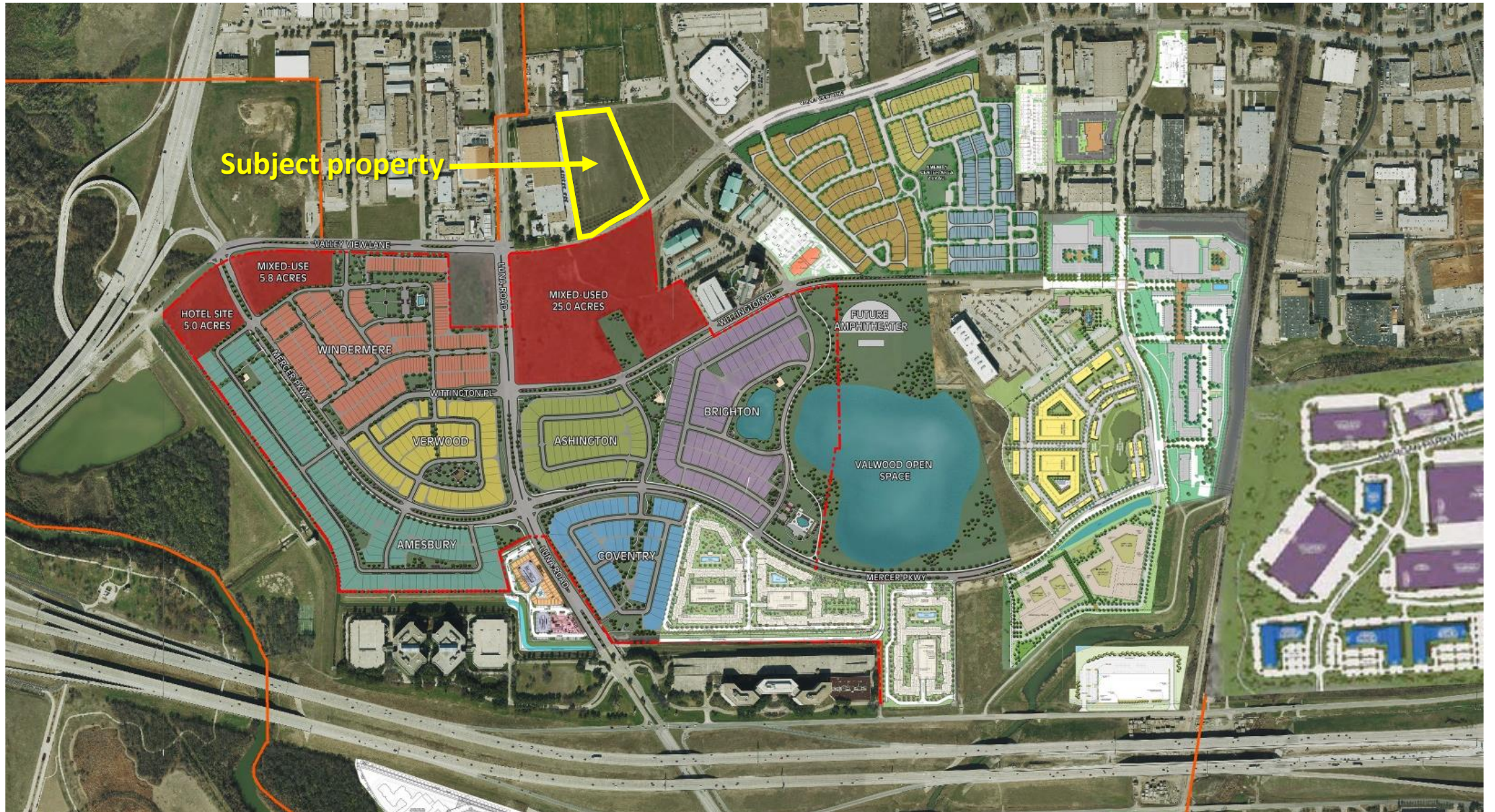
West Side Plan

Employment district:

- High quality office and research and development uses;
- Create a successful environment for many forms of business and retail activity, while keeping the district walkable, transit accessible, respectful to the natural environment, and completely integrated with the mixed-use centers.



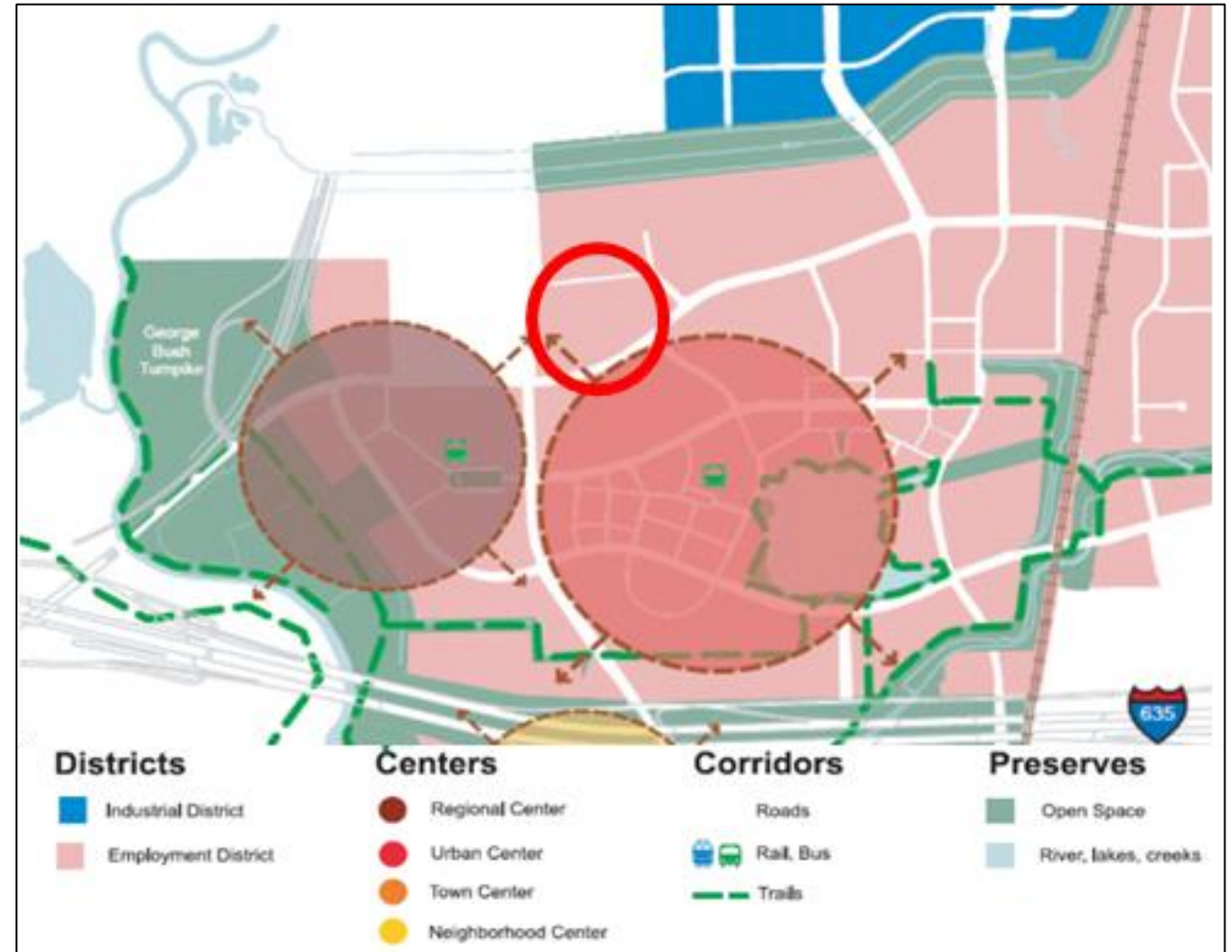
Approved Land Uses



West Side Plan

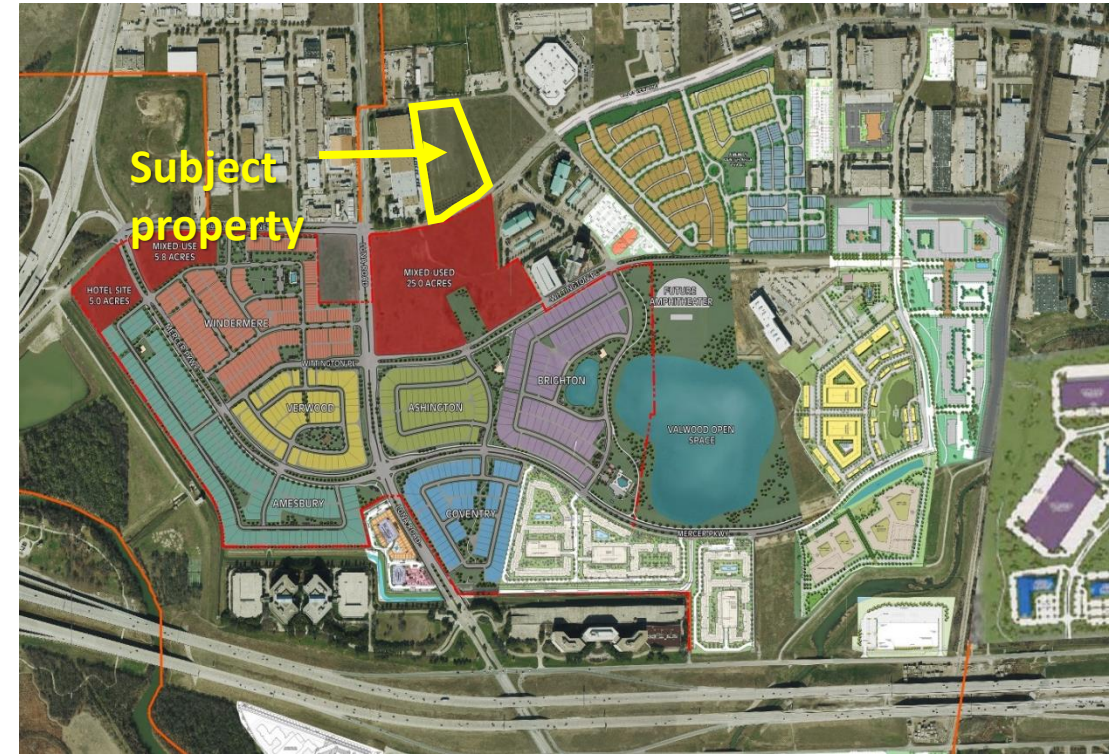
Request not consistent with Plan recommendation:

- Warehouse use not indicative of high quality office and research uses (97% building);
- Land uses patterns within the area have changed allowing residential (SF and MF) and retail/restaurant/service uses
- Industrial type uses such as warehouse uses are not appropriate along Valley View Lane
 - Increased volumes of heavy truck traffic on Valley View Lane
 - Valley View Lane also entryway into an area that is now predominantly residential and future retail/restaurant/service uses



Planning and Zoning Commission Recommendation

- Recommended denial by a vote of 5 to 1 (May 20, 2019)
- Commission cited concerns related to:
 - The primary use of the building being warehouse (97%), and that warehouse use is not an appropriate use for the property given the new residential development occurring within the area; and
 - Increased truck traffic along Valley View Lane, and Valley View Lane is the primary access for the subject property and also nearby new residential neighborhoods.





**FARMERS
BRANCH**

Questions