



## Legislation Details (With Text)

<b>File #:</b>	21-SP-02	<b>Version:</b>	1
<b>Type:</b>	Site Plan	<b>Status:</b>	Regular Agenda
<b>File created:</b>	4/20/2021	<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/26/2021	<b>Final action:</b>	
<b>Title:</b>	Consider the request for a Detailed Site Plan amendment for an office/warehouse on approximately 1.52-acre tract located on the east side of Senlac Drive and approximately 400 feet south of Valley View Lane; and take appropriate action.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Detailed Site Plan, 5. Landscape Plan, 6. Colored Landscape Plan, 7. Building Elevations, 8. Colored Building Elevations, 9. Resolution No. 2017-108, 10. Site Photographs		

Date	Ver.	Action By	Action	Result
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**Consider the request for a Detailed Site Plan amendment for an office/warehouse on approximately 1.52-acre tract located on the east side of Senlac Drive and approximately 400 feet south of Valley View Lane; and take appropriate action.**

### BACKGROUND:

The applicant is requesting approval of a detailed site plan amendment for a 16,062 square foot office/warehouse building on 1.52 acres, which is the southern portion of a platted 3.45-acre lot, Komerica Addition Lot 1, Block A. The site is located within Planned Development No. 77 (PD-77), which allows for the proposed use.

The site is located on the east side of Senlac Drive and south of Valley View Lane. On February 2, 2016, City Council approved a detailed site plan for the first phase of this lot, the northern 1.93 acres, consisting of a single multi-tenant building. Then on October 2, 2017, City Council approved a detailed site plan amendment for the southern portion of the 3.45-acre lot, for a phase 2 retail building. The northernmost multi-tenant building was constructed and occupied by various retail, office, restaurant uses. The approved phase 2 retail building was not constructed hence the request for the proposed office/warehouse building.

### RECOMMENDATION:

Staff recommends approval of the proposed Detailed Site Plan with the condition that the off-site shared access easement be dedicated prior to the issuance of a building permit.

### ACTIONS:

1. Motion to recommend approval of the Detailed Site Plan with the condition referenced above.
2. Motion to recommend approval of the Detailed Site Plan with the following modifications...
3. Motion to recommend denial of the Detailed Site Plan.
4. Motion to continue discussion at the next meeting.

**ATTACHMENTS:**

1. Aerial Map
2. Location Map
3. Staff Report
4. Detailed Site Plan
5. Landscape Plan
6. Colored Landscape Plan
7. Building Elevations
8. Colored Building Elevations
9. Resolution No. 2017-108 (previously approved Detailed Site Plan)
10. Site Photographs