



Legislation Details (With Text)

File #:	21-SP-10	Version:	1
Type:	Report	Status:	Regular Agenda
File created:	10/21/2021	In control:	Planning and Zoning Commission
On agenda:	10/25/2021	Final action:	
Title:	Consider the request for a Detailed Site Plan amendment for an office/warehouse building on an approximately 1.52-acre tract located at 13100 Senlac Drive; and take appropriate action.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Detailed Site Plan, 5. Landscape Plan (Black and White), 6. Landscape Plan (Color), 7. Building Elevations (Black and White), 8. Building Elevations (Color), 9. Resolution No 2021-069, 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 building on an approximately 1.52-acre tract located at 13100 Senlac Drive; and take appropriate action.

BACKGROUND:

The applicant is requesting approval of a detailed site plan amendment for a 17,127 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 at 13100 Senlac Drive within Planned Development No. 77 (PD-77), which allows for the proposed use.

Originally the 3.45-acre platted property was envisioned to be developed in two phases. The northern 1.93-acre was developed as the first phase, consisting of a multi-tenant retail strip center. A detailed site plan for the southern 1.52-acre undeveloped portion was approved for a phase two development that never materialized. Synergy Enterprises bought this 1.52-acre land to develop as their headquarters. On May 18, 2021, City Council approved a detailed site plan (Resolution No. 2021-069) for the Synergy office-warehouse project contingent on the applicant acquiring required mutual access easement from the property owner of the retail strip center north of the subject property. The applicant has failed to acquire said access easement. As a result, this detailed site plan amendment has been requested to allow alternate site layout with a different access solution for the development.

RECOMMENDATION:

Staff recommends approval of the Detailed Site Plan.

ACTIONS:

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

ATTACHMENT(S):

1. Aerial Map
2. Location Map
3. Staff Report
4. Detailed Site Plan
5. Landscape Plan (Black and White)
6. Landscape Plan (Color)
7. Building Elevations (Black and White)
8. Building Elevations (Color)
9. Resolution No. 2021-069
10. Site Photographs