



Legislation Text

File #: R2018-29, **Version:** 1

Consider approving Resolution No. 2018-29 for a Detailed Site Plan amendment for pavement expansion for a property located at 13700 Diplomat Drive; and take appropriate action.

BACKGROUND:

The applicant is requesting a Detailed Site Plan amendment to allow for the expansion of the paved area in the rear portion of the property (on the east side) and the widening of the driveway approach from Diplomat Drive. This property is currently the office, warehouse and showroom for Reynolds Advanced Materials. The property is located within Planned Development District No. 22 (PD-22).

DISCUSSION:

The proposed pavement expansion consists of approximately 6,968 square feet in area. With the proposed pavement addition, the overall impervious percentage of the property will increase to 67%. The applicant is also proposing to rework the existing driveway approach from Diplomat Drive to increase the width from 30 feet to 35 feet and to increase the turning radii from 20 feet to 26 feet. This proposed modification will improve the truck access in and out of the property and add sufficient area for truck maneuverability in the rear portion of the property.

RECOMMENDATION:

On March 12, 2018, the Planning and Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan as presented in Resolution No. 2018-29.

ACTIONS:

1. Motion to recommend approval of Resolution No. 2018-29.
2. Motion to recommend approval of Resolution No. 2018-29 with the following modifications ...
3. Motion to recommend Denial of Resolution No. 2018-29.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Resolution No. 2018-29
5. Site Photographs
6. Planning and Zoning Commission Meeting Minutes, March 12, 2018, draft