



## Legislation Text

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File #: 19 SU-09, Version: 1

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**Conduct a public hearing and consider the request for a Specific Use Permit and associated Detailed Site Plan amendment for an approximate 16.66-acre property located at 13850 Diplomat Drive, in order to allow outdoor storage, building additions and related site improvements; and take appropriate action.**

### BACKGROUND:

The applicant, TD Industries, operates a light manufacturing facility on a 16.66-acre property located at 13850 Diplomat Drive. Currently there is an office/warehouse building, outside storage and related site improvements on this property. The applicant had received approval of a Specific Use Permit (SUP) to allow outside storage in November, 1999 in accordance with its associated detailed site plan.

The applicant is proposing a 1,500 square foot building addition to house new manufacturing equipment and a canopy addition to cover a portion of their existing outdoor storage/staging area. As a result, an amendment to the existing SUP ordinance is requested to allow for these site modifications.

The subject property is located in Planned Development District No. 22 (PD-22), which allows for the proposed use. Outdoor storage is allowed within the PD-22 zoning district subject to approval of an SUP.

### RECOMMENDATION:

Staff recommends approval of the Specific Use Permit and associated Detailed Site Plan.

### ACTIONS:

1. Motion to recommend approval of the Specific Use Permit and associated Detailed Site Plan.
2. Motion to recommend approval of the Specific Use Permit and associated Detailed Site Plan with the following modifications...
3. Motion to recommend denial.
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 (Informational purposes only)
7. Building Elevations
8. Colored Building Elevations (Informational purposes only)
9. Existing SUP Ordinance No. 2511
10. Site Photographs
11. Notification Map
12. Summary of Mailed Notices

