



Legislation Text

File #: ORD-3614, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3614 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:

On October 28, 2019 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Specific Use Permit and associated Detailed Site Plan, as presented in Ordinance No. 3614.

ACTIONS:

1. Motion to adopt Ordinance No. 3614.
2. Motion to adopt Ordinance No. 3614 with the following modifications...
3. Motion to deny Ordinance No. 3614.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3614
5. Colored Landscape Plan (Informational purposes only)
6. Building Elevations (Informational purposes only)
7. Colored Building Elevations (Informational purposes only)
8. Existing SUP Ordinance No. 2511
9. Site Photographs
10. October 28, 2019 Planning and Zoning Commission Meeting Minutes (excerpt - item D.2)
11. Letters of Support

12. Staff Presentation (Draft)