

St. Lucie West Lot 8 Site Plan Application (P20-088)

Planning and Zoning Board Meeting
Laura H. Dodd
Planner II



Applicant and Owner

Michael Houston, HJA Design, acting as the agent for
Ted Glasrud Associates FL, LLC



Proposed Project

- An application for site plan approval to allow for the construction of two single-story industrial warehouse buildings encompassing a total of 39,990 s.f. and associated site improvements.
- The proposed warehouse buildings will be divided into 30 bays with corresponding office space and loading areas.
- The project provides for 1,183 s.f. warehouse units, each including an additional 150 s.f. office space.



Subject property

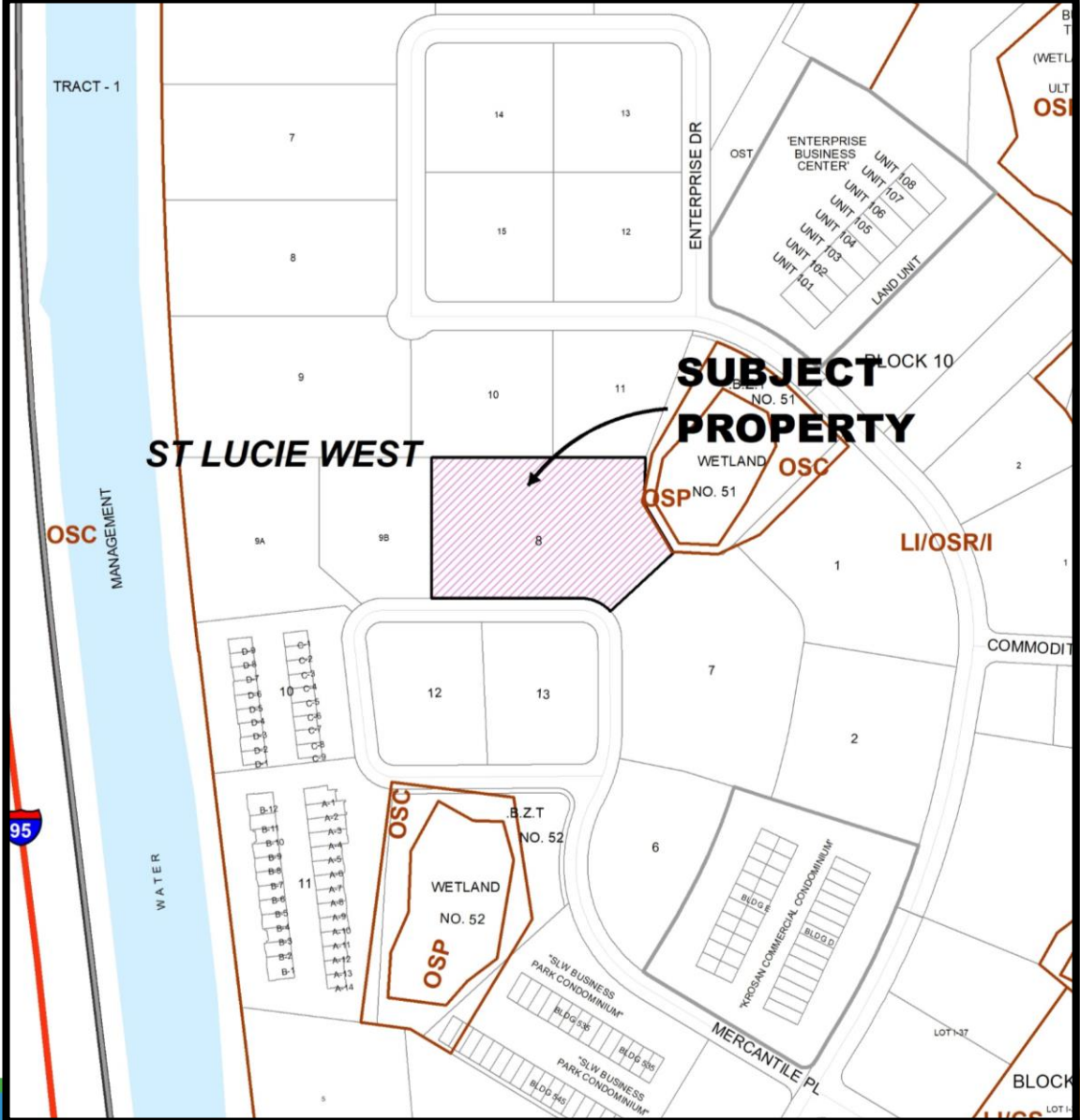


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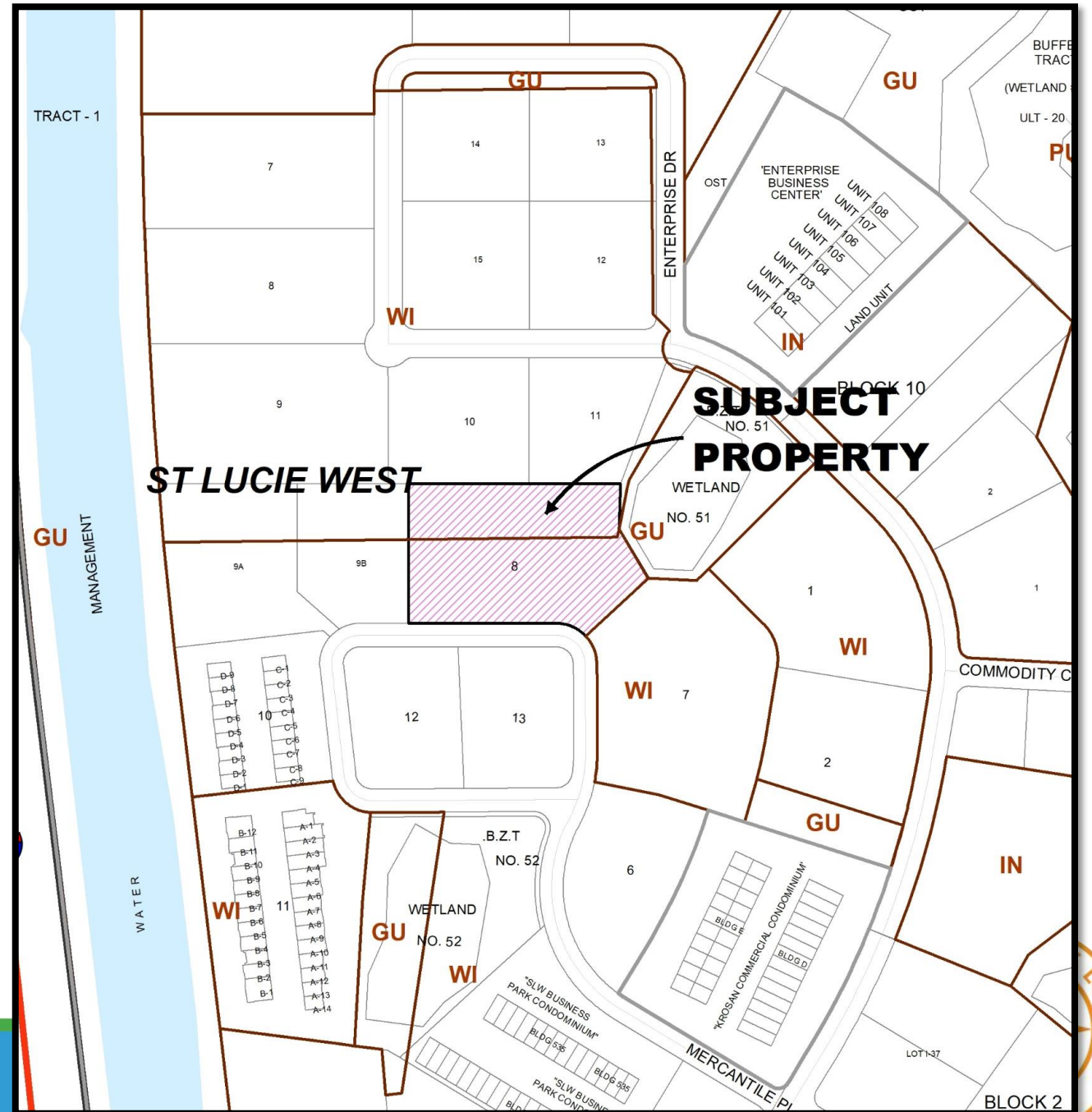
Future Land Use and Zoning

- Land Use: LI/OSR/I (Light Industrial/Open Space Recreation/Institutional)
- Zoning: Warehouse Industrial Zoning District (WI)
- Existing Use: Vacant land



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	Warehouses
South	LI/OSR/I	WI	Warehouse
East	OSC	GU	Vacant/ Environmentally Sensitive lands
West	LI/OSR/I	WI	Warehouse



Zoning Review

CRITERIA	FINDINGS
USE	Manufacturing, assembly, warehousing, storing, processing and packaging of goods and material as well as trade shop, and vehicle repair are permitted uses in the WI Zoning District.
DUMPSTER ENCLOSURE	The site plan provides for a 24 X 36 dumpster enclosure to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided documentation that the St. Lucie West Industrial Association has approved the elevation drawings and site plan.
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department.
BUILDING HEIGHT	The proposed building height is 29 feet and 8 inches. Maximum allowed is 35 feet in WI Zoning District.
SETBACKS	Complies with the requirements of the WI Zoning District
PARKING	Parking is provided at 1 space per 500 square feet of warehouse space and 1 space per 200 square of office space for a total of 96 parking spaces as required by the Zoning Code. The applicant is providing 112 parking spaces including six handicapped spaces.
BUFFER	The site plan depicts the required ten foot perimeter landscape buffers. The site plan provides for a fifteen foot perimeter landscape buffer at the front of the property along NW Mercantile Place.



Concurrency Review

Sanitary Sewer and Potable Water Facilities	St. Lucie West Services District is the provider of services. The applicant has to apply to the services district.
Traffic Circulation	A traffic impact analysis was submitted and approved by the Public Works Department. Please find the Public Works Memo attached under separate heading.
Parks and Recreation Facilities	N/A
Stormwater Management Facilities	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
Solid Waste	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
Public School Concurrency Analysis	N/A



Other

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

COLORS

- A** WALLS - CRESCENT CREAM SW7721
- B** BANDS & TRIM - DRY DOCK SW7502
- C** METAL - IRON ORE SW7069
- D** AWNINGS - TRICORN BLACK SW6528
- E** DOORS & WINDOWS - PURE WHITE SW7005



ST LUCIE WEST
FRONT ELEVATION

Recommendation

The Site Plan Review Committee reviewed the site plan at their meeting on June 10, 2020 and recommended approval.

