

Go Team Industrial Park Unit 3 Lot 2

- Major Site Plan Application
- Project No. P19-108
- City Council meeting of October 28, 2019

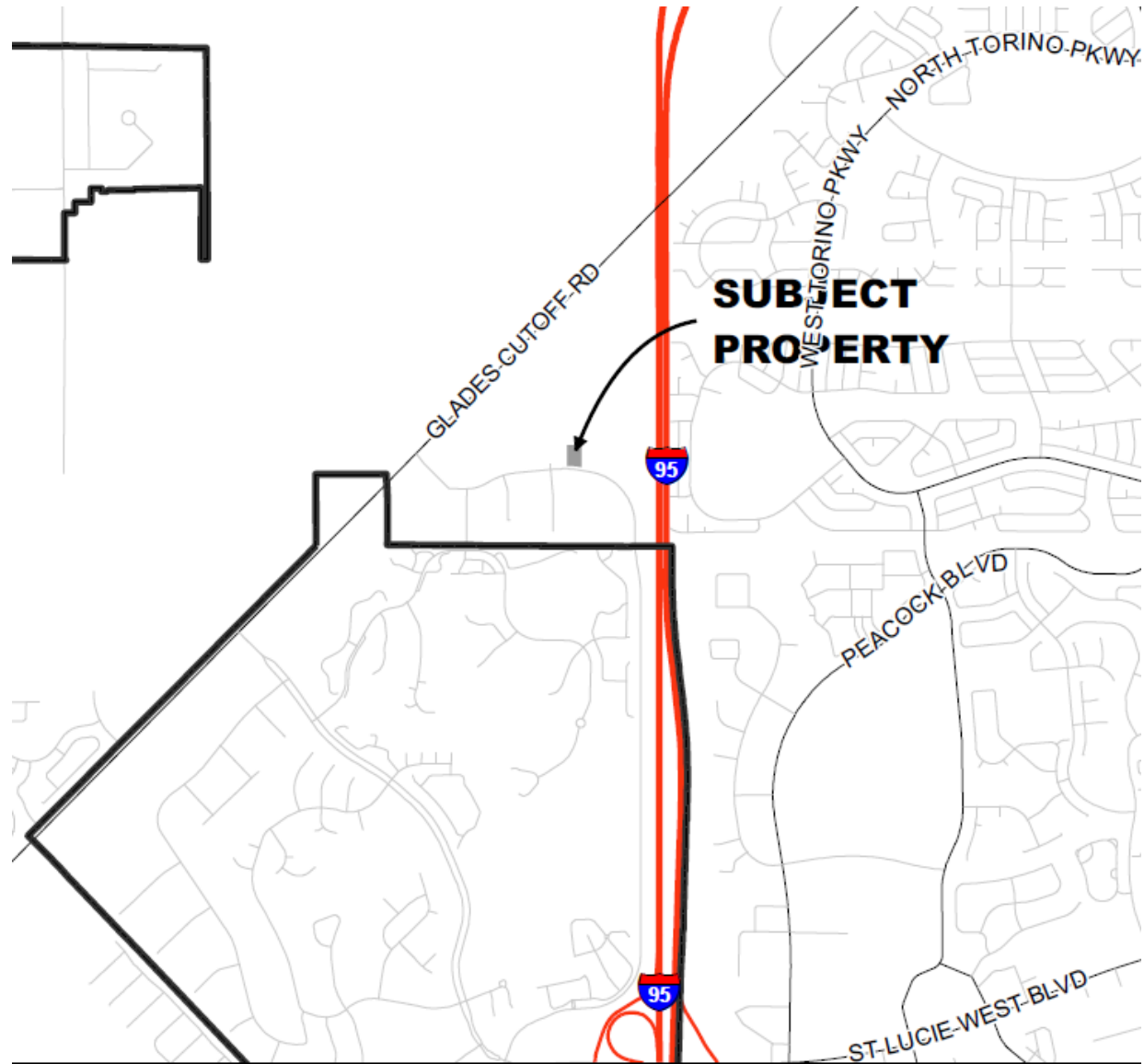


Applicant and Owner

Brad Currie, AICP, Engineering Design & Construction, Inc.
is acting as the agent for the owner,
Ludlum Holdings, LLC.



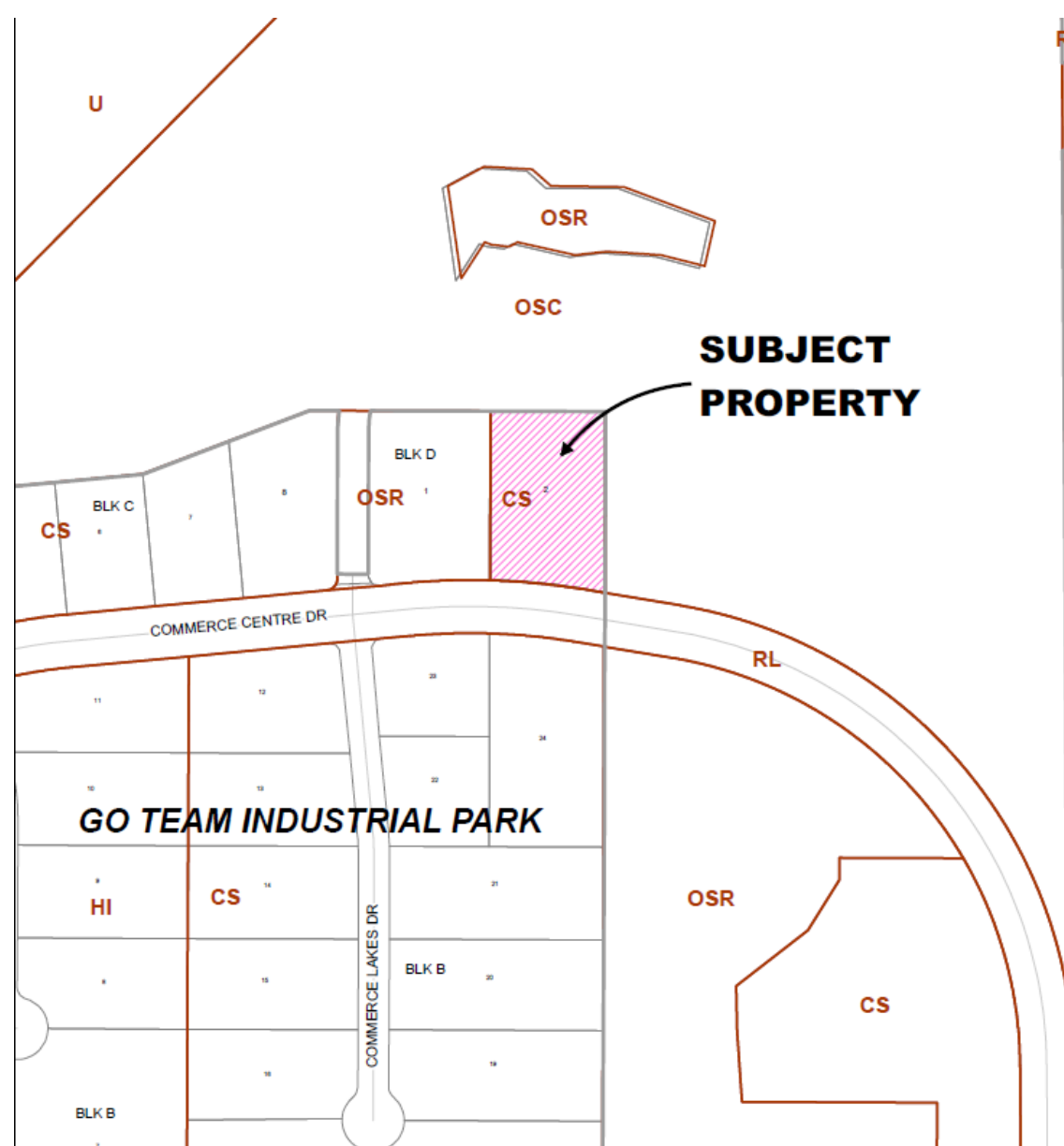
Subject property



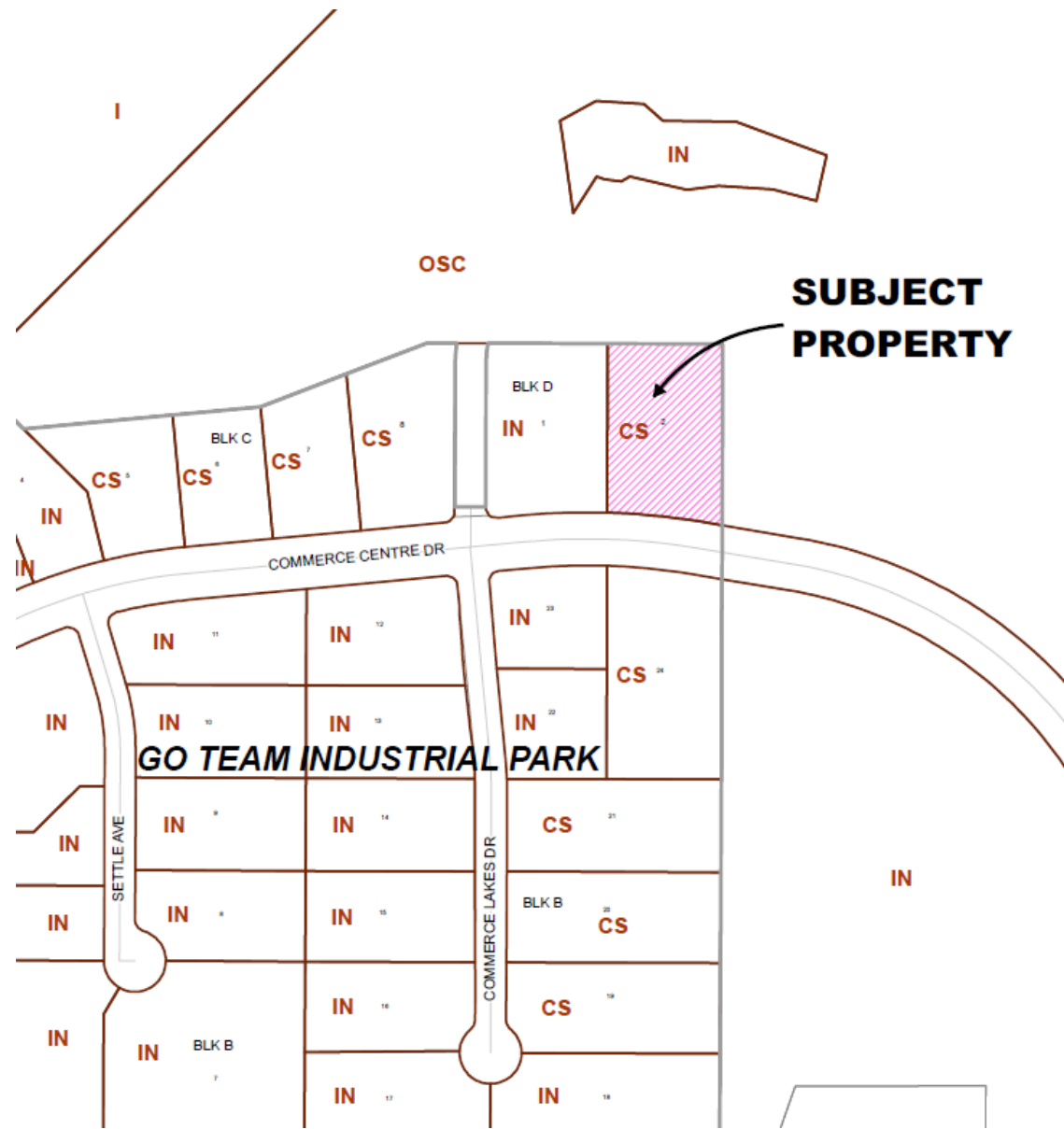
Aerial



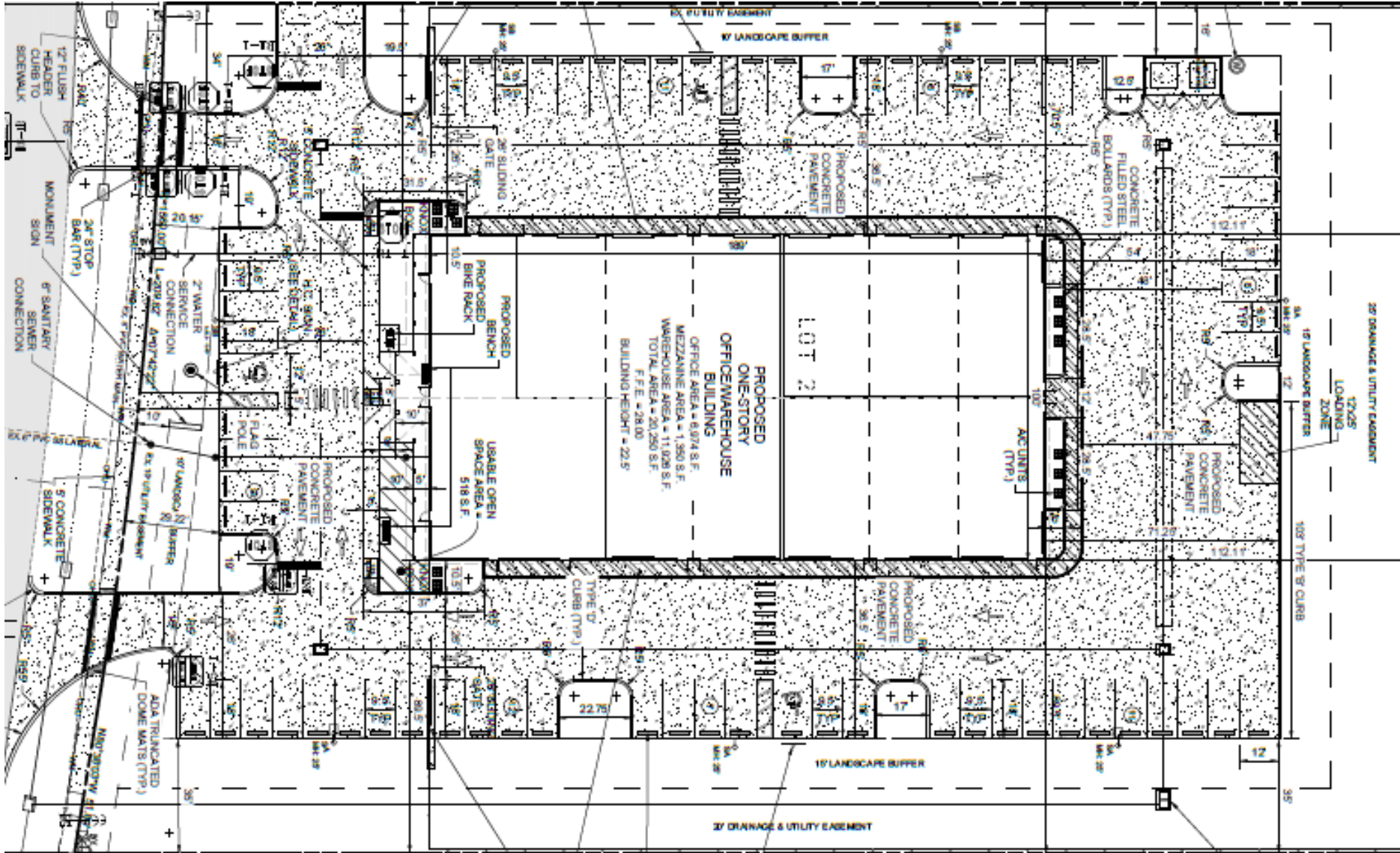
Land Use



Zoning



Proposed Site Plan



Zoning Review

- Service Commercial Zoning District Section 158.126
- Warehousing is a permitted use
- Building Height maximum is 35' and 25' is proposed
- All required Setbacks are being met
- Proposed site requires 62 parking spaces and 66 are proposed
- The proper dumpster enclosure is proposed
- Citywide Design Standards are being met



Natural Resource & Public Art

Environmental:

- The applicant is willing to pay the mitigation fees into the City's Conservation Trust Fund.

Wildlife Protection:

- A site survey for gopher tortoises shall be conducted before clearing.

Public Art:

- The applicant must elect one of the assessment methods stated in Section 162.08 of the City Land Development Regulations within ninety days of the issuance of the first building permit for any portion of the project



Recommendation

The Site Plan Review Committee reviewed the request on August 28, 2019, and recommended approval of the site plan.

