



**University Boulevard Business Center
 Major Site Plan
 P21-117**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for two warehouse/office buildings proposed to be located at the southwest corner of NW University and NW California Boulevards.
Applicant:	Engineering Design & Construction, Inc; Bradley J. Currie, AICP
Owner:	CRJH, LLC
Location:	SW corner of NW University Boulevard and NW California Boulevard.
Project Planner:	Laura H. Dodd, AICP, Senior/Transportation Planner

Project Description

The applicant is proposing to build two warehouse/office buildings containing 30-units and totaling 36,896 square feet. The proposed development includes 30-units comprised of approximately 30% office area and 70% warehouse space. Other improvements include landscape buffering, off-street parking and loading spaces, internal circulation, and associated site improvements.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan at their meeting of June 6, 2021.

The Planning and Zoning Board approved a variance (P21-125) for driveway to roadway intersection separation for the property on August 3, 2021

The City Council approved a small-scale future land use map amendment (P20-159) and a PUD (Planned Unit Development) rezoning (P20-160) for the subject property on April 26, 2021.

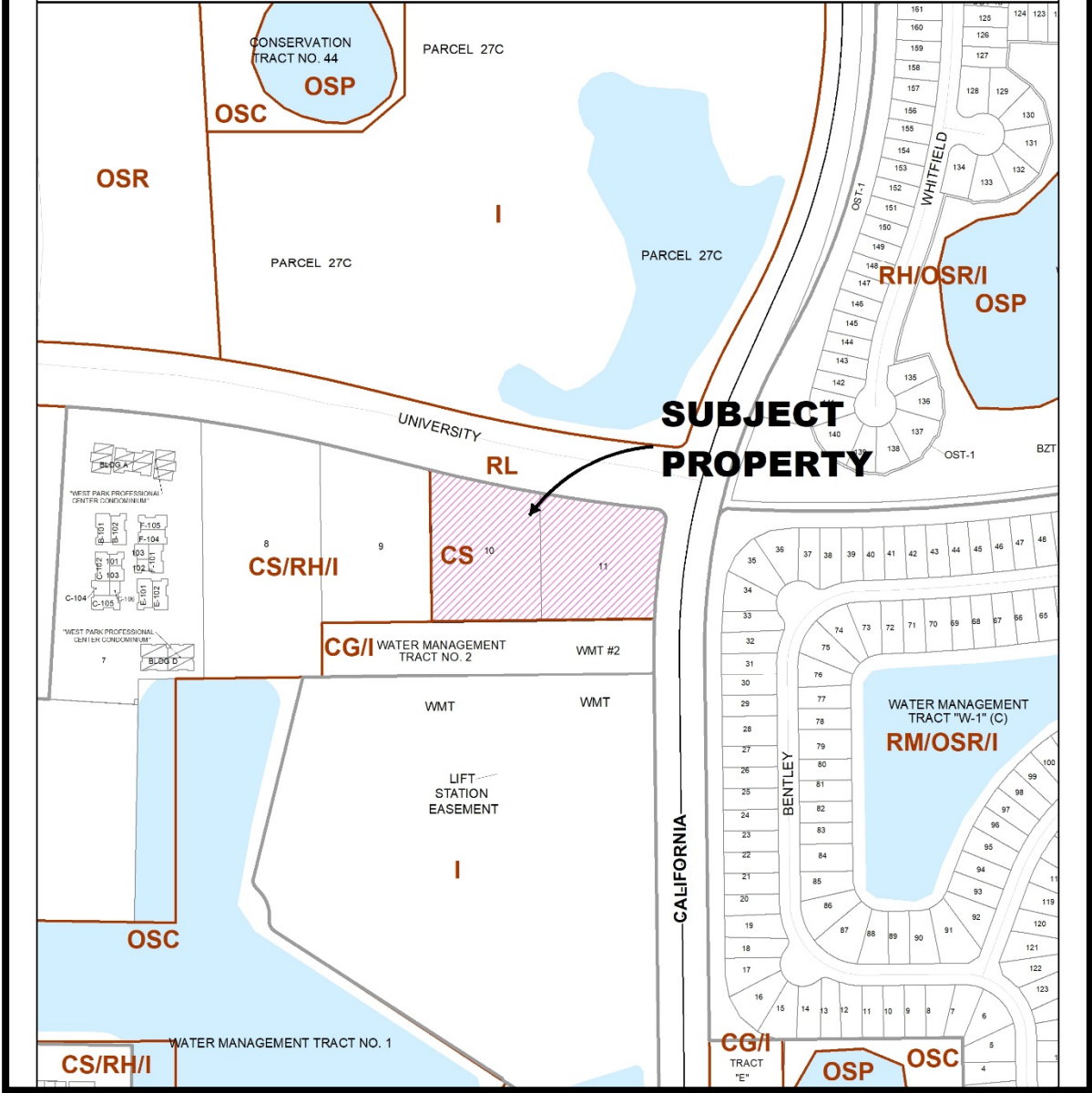
Location and Site Information

Parcel Number:	3325-600-0014-000-0 and 3325-600-0013-000-3
Property Size:	3.75 acres
Legal Description:	Lots 10 and 11, St. Lucie West, Plat #143, Second Replat in Parcel 21D
Future Land Use:	CS (Service Commercial)
Existing Use:	Vacant
Zoning:	PUD
Proposed Use:	Warehouse/Office

Surrounding Uses

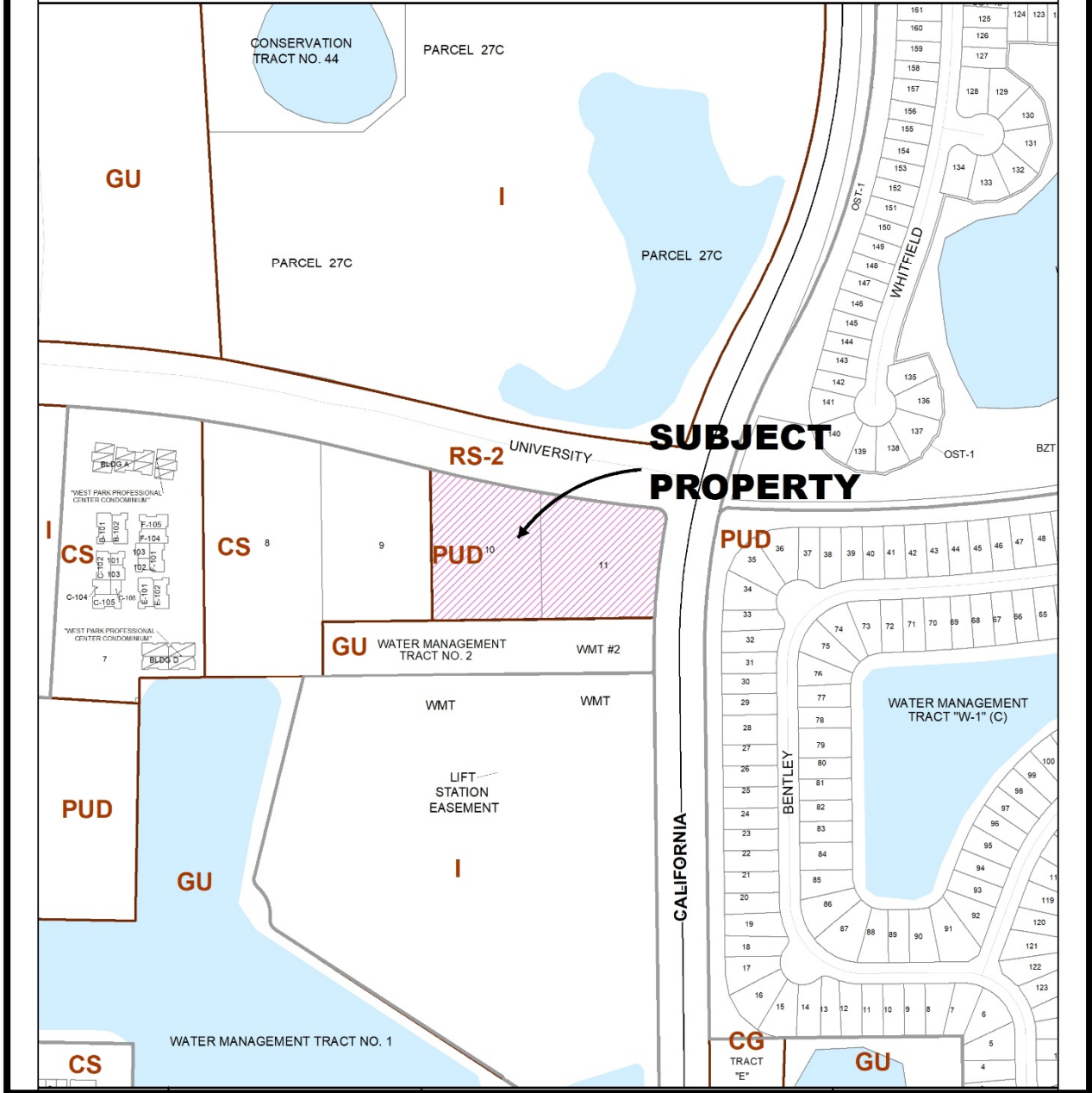
Direction	Future Land Use	Zoning	Existing Use
North	Institutional (I)	Institutional (I)	Indian River State College Pruitt Campus
South	Institutional (I)	Institutional (I)	Stormwater Retention; St. Bernadette Catholic Church
East	Multifamily Residential/ Open Space Recreational/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Single family Residential
West	Commercial-Service/High-Density Residential/Institutional (CS/RH/I)	Commercial-Service (CS)	Public Storage

FUTURE LAND USE



Future Land Use Map

EXISTING ZONING



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and the University Business Center PUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of warehousing/office was approved through the University Boulevard Business Center PUD and is therefore compatible with the property zoning.
DUMPSTER ENCLOSURE	Site plan depicts four (4) 12X12 foot dumpster enclosures for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations have been submitted for review and are subject to St. Lucie West architectural review committee approval.
PARKING REQUIREMENTS	The development is required to have 99 parking spaces and 4 handicapped accessible spaces. The Applicant is proposing 113 spaces and 5 handicapped accessible spaces and therefore meeting the minimum parking requirement.
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed buildings is 22' 1-1/8".
SETBACKS	Proposed buildings meet setback requirements per the approved PUD document.
BUFFER	The site plan depicts the required 15-foot landscape buffer abutting right-of-way and adjacent properties.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and the St. Lucie West Development of Regional Impact regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	St. Lucie West will be the provider of utilities for the proposed project.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo.
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans 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	N/A
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NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: An environmental assessment was included as part of the entitlement applications. As stated in this assessment, there is no wetland habitat onsite. No gopher tortoises or any other listed animal species were found onsite. The subject property was previously approved for an office park site plan under project P06-203. Native Upland mitigation in the amount of \$147,656 was paid at that time.

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 applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

Related Projects

- P21-125 SLW University Park Business Center Variance
- P20-159 SLW University Park Business Center Small-Scale Future Land Use Map Amendment
- P20-160 SLW University Park Business Center PUD (Planned Unit Development) rezoning

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval of the site plan at their meeting of June 6, 2021.