



Biltmore Properties
Major Site Plan
P24-007

City Council
July 8, 2024
Marissa Da Breo-Latchman
Environmental Planner II

Request:

A request for approval of a site plan for a proposed 1-story, 10,800 sq. ft. warehouse building located on the west side of Biltmore Street on a 1.38-acre parcel. The project includes 43 parking spaces and associated site work.

The property is located in an area that is comprised of warehouse uses, enclosed storage and vacant land.

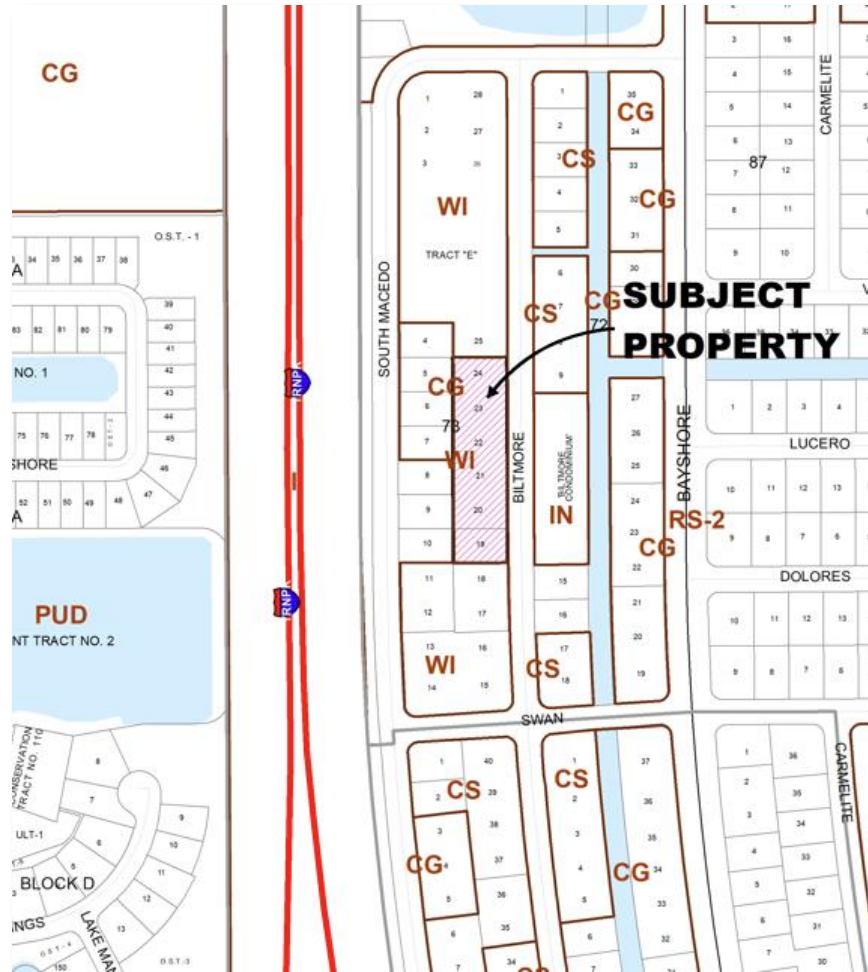
General Information:

Owners – Frank Andrade

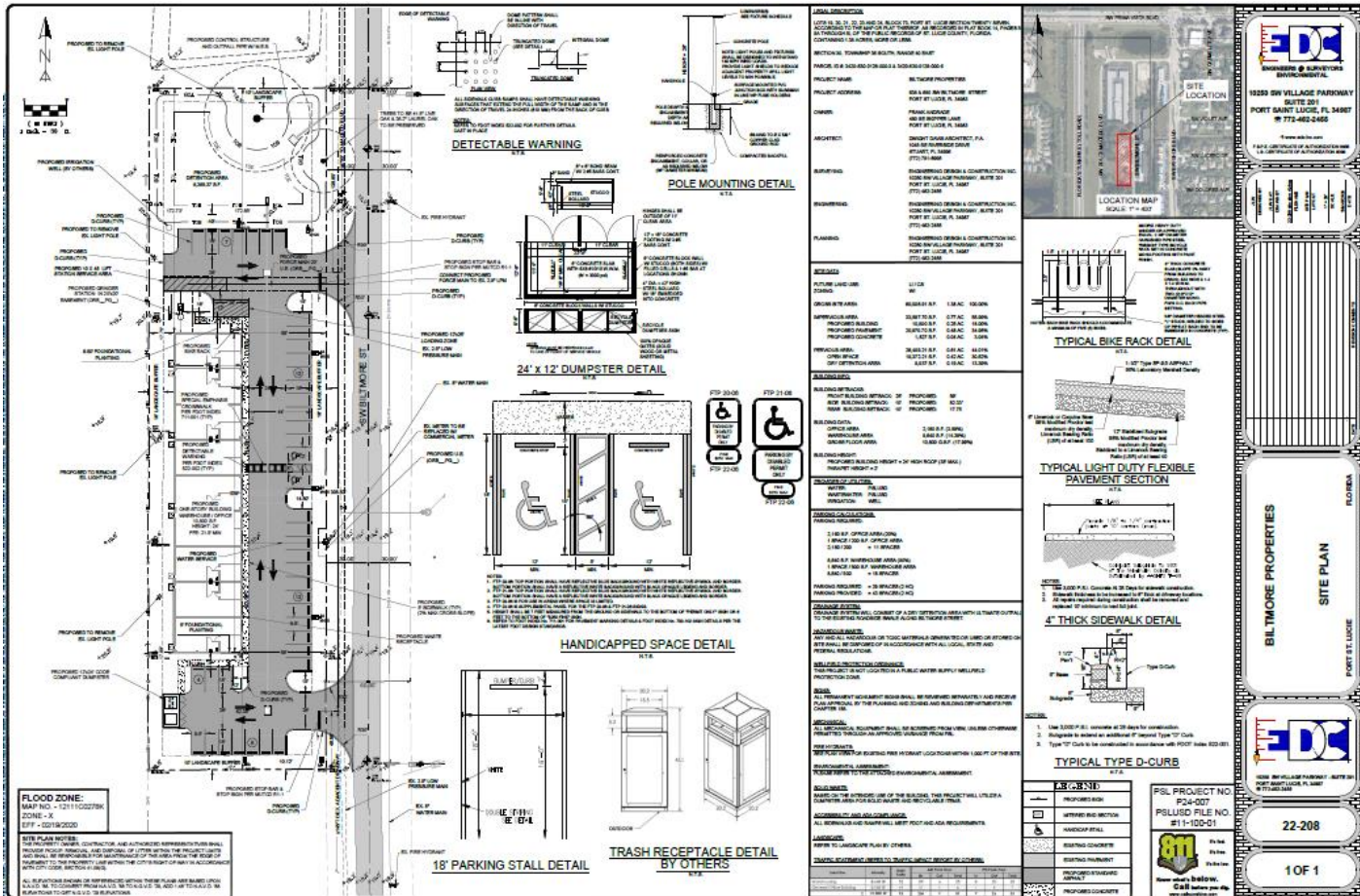
Applicant – Alejandro Toro, Engineering Design & Construction, Inc.

Location – 638 & 650 SW Biltmore St.

Existing Use – Developed



Site Plan



Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

The application and Traffic Report prepared by JFO Group, Inc dated January 16, 2024, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. An estimated 35 PM Peak Hour trips will be generated by the 10,800 SF warehouse/office building which will make an insignificant impact to the surrounding roadway network.

Recommendation:

The Site Plan Review Committee reviewed the site plan at their meeting on February 14, 2024, and recommended approval.