



Legislation Details (With Text)

File #: 2024-341 **Version:** 1 **Name:**
Type: Consent **Status:** Passed
File created: 4/17/2023 **In control:** City Council
On agenda: 4/8/2024 **Final action:** 4/8/2024
Title: Approve a Major Site Plan for Tradition Commerce Park (P22-192).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Tradition Commerce Park Site Plan, 3. Preliminary Landscape Plan, 4. Building Elevations and Floor Plans, 5. Application and Authorization, 6. Public Works Traffic Memo, 7. Applicant's Traffic Analysis, 8. Auto Turn Analyses, 9. Warranty Deed, 10. Staff Presentation

Date	Ver.	Action By	Action	Result
4/8/2024	1	City Council	Approved the Consent Agenda	Pass

Placement: Consent Agenda

Action Requested: Motion / Vote

Approve a Major Site Plan for Tradition Commerce Park (P22-192).

Submitted By: Bridget Kean, AICP Deputy Director, Planning and Zoning

Strategic Plan Link: The City's Mission to plan for smart and balanced growth.

Executive Summary (General Business): This is a request for approval of a site plan for a proposed development of seven warehouse buildings for a total of 470,794 square feet of warehouse space and 81,876 square feet of ancillary office space, and associated parking and site improvements.

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Council approve the site plan as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the site plan.
2. Move that the Council not approve the site plan and provide staff direction.

Background: The Site Plan Review Committee recommended approval of the site plan at their meeting of January 10, 2024.

Issues/Analysis: The site plan will be constructed in two phases. Phase 1 will consist of two warehouse buildings for a total of 73,600 square feet, associated parking, driveway access, required infrastructure

improvements, and required landscaping. The remainder of the site will be built out in Phase 2.

Financial Information: N/A

Special Consideration: N/A

Location of Project: The subject property is generally located west of Interstate 95, east of SW Village Parkway, south of Trade Center Drive, north of the Marshall Parkway Road right-of-way, and on the east side of Tom Mackie Boulevard.

Attachments:

1. Staff Report
2. Tradition Commerce Center Site Plan
3. Preliminary Landscape Plan
4. Building Elevations and Floor Plans
5. Application and Authorization
6. Public Works Traffic Memo
7. Applicant's Traffic Analysis
8. Auto Turn Analyses
9. Warranty Deed
10. Staff Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A