



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: I-80 West Industrial – Site Plan

PREPARED BY: Bill Mettee, Planner

REPORT DATE: June 9, 2023

MEETING DATE: June 13, 2023

GENERAL INFORMATION

Owner/Applicant:

Next Phase Development, LLC – Reid Tamisiea

Owner's Representative:

Brad Overturf, Cooper Crawford & Associates

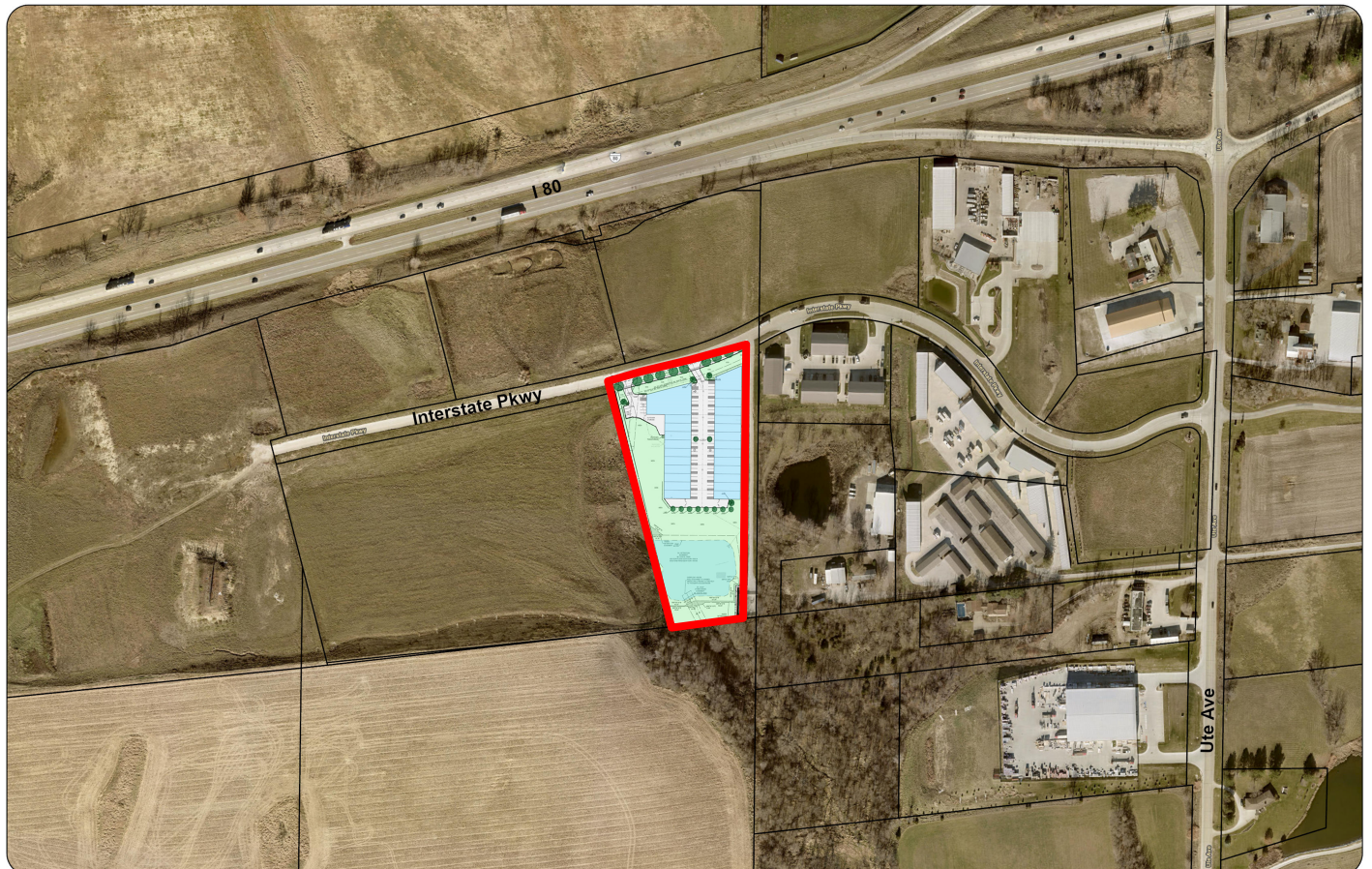
Request:

The applicant is requesting approval of a site plan for an industrial storage / office facility.

Location and Size:

Property is generally located south of Interstate 80 and west of Ute Avenue, containing approximately 4.96-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
North	Vacant - Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
South	Vacant – Undeveloped	N/A	Dallas County
East	Industrial Warehouses	Light Industrial Office	M-1 (Light Industrial District) and A-1 (Agricultural District)
West	Vacant - Undeveloped	Light Industrial Office	M-1 (Light Industrial District)

HISTORY

The subject property was rezoned to M-1 Light Industrial in 2017 and platted in 2018 as Lot 5 in I-80 West Industrial Park Plat 2.

PROJECT DESCRIPTION

The project involves the construction of two industrial storage buildings. One building is 29,286 square feet in area and the second building is 29,244-square feet. The buildings are single-story and just over 20-feet in height at the tallest point. Each unit will have its own overhead door entrance. All units with the exception of Unit 28 will be accessed from the access aisle between the buildings. No trash enclosures are proposed, as trash will remain inside the units and brought out for pickup.

There will be two accesses into the site. The west access will provide visitor parking, including an accessible space. The east access will provide access to each building and each unit. There will be 28 storage spaces – 25 of them indoor and three outdoor areas.

ACCESS AND PARKING

A total of three (3) parking spaces are required for the proposed site and the applicant is providing 64 parking spaces, with a total of three (3) accessible spaces.

SIDEWALKS/TRAILS

A five-foot-wide sidewalk will be installed along the south side of Interstate Parkway as part of this project development.

UTILITIES

All utilities exist in the immediate vicinity and will be extended as needed to service this project. Stormwater management will be accommodated with the basin on the south end of the site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 56.2%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

LIGHTING PLAN

A photometric plan for the site lighting has been submitted and reviewed by staff. The lighting plan complies with the adopted guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed mainly of Architectural Precast Concrete with Doors and Glazing.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Light Industrial Office. The overall goal of the Light Industrial Office classification is to provide a variety of showroom, flex space and manufacturing space of varying square footages. The primary focus of Light Industrial is on the assembly, storage or distribution of goods and products. The proposed site plan is in general conformance with the Comprehensive Plan.

STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Comprehensive Plan, Zoning Ordinance and Site Plan Ordinance. Staff recommends approval of the site plan for I-80 West Industrial subject to remaining staff comments.