



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 2, 2019

Agenda Item: 725 SE 54th St – Panama Transfer Site Plan
Report Date: June 26, 2019
Prepared by: Derek Silverthorn *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 725 SE 54th St, Panama Transfer, subject to City Council approval of the Panama Transfer Addition final plat; and City Council approval of the six-foot chain-link fence with barbed wire, as indicated on the site plan.

Project Summary:

The subject property at 725 SE 54th St is 11.02 acres (+/-), and is situated on Lot 1, Panama Transfer Addition, which is concurrently under review. The property lies south of SE 54th St, west of Toro Distribution Center, north of the Opus warehouse, and east of Carney Marsh. The site is zoned M-1, Light Industrial District, with use restrictions. The proposed site plan includes a single-story warehouse and trucking terminal, a single-story maintenance building, truck staging area, storm water management, and associated site improvements for the development of a new Panama Transfer facility.

Access to the site will be provided by a proposed drive aligned with SE Rio Ct to the north. The primary building facade is oriented to the east facing the proposed maintenance building, with loading dock bays along the north and south elevations similar to the Toro site to the east. Tractor parking is located along the north property line adjacent to SE 54th St, and trailer parking is located south of the main building. Employee parking is located near the east property line along the east side of the proposed maintenance building. The proposed site plan requires 13 parking spaces, and provides 25. The site also provides an eight-foot trail along SE 54th St, with a five-foot pedestrian connection from the trail into the site—to the building—located near the east property line.

The main building is a single-story, 10,440 square-foot structure, and will be a maximum of 18-½ feet in height to the uppermost point from grade. The maintenance building is a single-story, 2400 square-foot structure, and will be a maximum of 21 feet in height to the uppermost point. Neighboring properties directly adjacent to SE 54th St consist of primary buildings that are 449,400 square feet; 202,248 square feet; 54,232 square feet; and 12,800 square feet. These neighboring properties have building heights of 45 and 20 feet; 37-½ feet; 28 feet; and 16-½ feet.

The proposed building materials are a combination of split-face CMU veneer, steel panel, Butler TextureWall panels (foam core panels with polymer face having a stucco-like appearance), and Butler MR-24 standing-seam steel roof. The structures will have a primarily gray and white color scheme, with blue accents. Neighboring properties are generally constructed with tilt-up concrete, metal, brick, and EIFS having primary color schemes of whites, tans, or natural brick. One trash enclosure is located near the

southeast corner of the building along the south elevation, away from public view. The dumpster enclosure will be constructed with split-face CMU, complementary to the design and colors of the primary structure

The site plan generally complies with the landscaping and parking lot requirements of the code. Due to the lack of interior landscaping area similar to other trucking facilities, the site is limited to perimeter landscaping. Additionally, the required eight-foot trail along SE 54th St requires the removal of existing mature vegetation. The site provides 19 of 36 required pavement shade trees; however, the applicant has compensated for this difference through additional open space and screening landscaping units, similar to the Toro site to the east. The loading docks facing SE 54th St will be screened from public view by proposed trees in conjunction with the headlight screening provided along the north property line. The trees will grow to a height between 20-25 feet, with a spread of 15-30 feet. The applicant has also indicated that the truck stalls along the north property line adjacent to SE 54th St will have electrical hookups for trucks. These electrical hookups will be approximately 30" above grade, and will be screened from public view by shrubs along the north property line.

The applicant has indicated a six-foot chain-link fence around the perimeter of the property. The fence is proposed to have three-strand barbed wire above the six-foot chain-link angled to the outside of the fence, along the east, south, and west perimeters of the development, as shown on the submitted site plan. Specifically, the barbed wire portions will be located approximately five feet from the east property line; more than 150 feet from the south property line; and more than 180 feet from the west property line. The portion of the proposed fence adjacent to SE 54th Ave and the trail will consist of six-foot chain-link fence with no barbed wire on top. Chapter 41.08 of the Municipal Code states that "It is unlawful for a person to use barbed wire or electric fences to enclose land within the City limits without the written consent of the Council unless such land consists of ten (10) acres or more and is used as agricultural land. The subject property exceeds the 10-acre minimum; however, the use is not for agricultural purposes. The proposed barbed wire fence will go before City Council for approval following a formal request by the applicant.

Site Plan Worksheet
725 SE 54th St
Panama Transfer

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

Access to the site will be provided by a proposed drive aligned with SE Rio Ct to the north. The primary building facade is oriented to the east facing the proposed maintenance building, with loading dock bays along the north and south elevations similar to the Toro site to the east. Tractor parking is located along the north property line adjacent to SE 54th St, and trailer parking is located south of the main building. Employee parking is located near the east property line along the east side of the proposed maintenance building. The two proposed buildings and parking areas meet all minimum yard setbacks required by Code.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan generally complies with the landscaping and parking lot requirements of the code. Due to the lack of interior landscaping area similar to other trucking facilities, the site is limited to perimeter landscaping. Additionally, the required eight-foot trail along SE 54th St requires the removal of existing mature vegetation. The site provides 19 of 36 required pavement shade trees; however, the applicant has compensated for this difference through additional open space and screening landscaping units, similar to the Toro site to the east.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site plan requires 13 parking spaces, and provides 25. The site also provides an eight-foot trail along SE 54th St, with a five-foot pedestrian connection from the trail into the site—to the building—located near the east property line.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

A traffic memo was reviewed and approved for the proposed development. Access to the site will be provided by a proposed drive aligned with SE Rio Ct to the north. Internal traffic circulation will have sufficient space to maneuver safely and efficiently.

5. **Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Truck parking is located on the north side of the site along SE 54th St and the trail, and meets the minimum setback requirements for off-street parking as stated in Chapter 194.01. Screening is required, and will be provided in accordance with the requirements in Chapter 194.01.6. Screening shrubs will grow to heights of 36-48 inches at maturity, exceeding the minimum required height of 30 inches, and will have spreads of 24-48 inches at maturity, generally providing a continuous screen.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The loading docks facing SE 54th St will be screened from public view by proposed trees in conjunction with the headlight screening provided along the north property line. The trees will grow to a height between 20-25 feet, with a spread of 15-30 feet. There will be no additional outdoor storage with the exception of one trash enclosure located near the southeast corner of the building along the south elevation, away from public view. The dumpster enclosure will be constructed with split-face CMU, complementary to the design and colors of the primary structure.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water will drain south toward a storm water management facility easement in the southern portion of the property before outletting off-site into White Breast Creek flowing southeast, and ultimately conveying into Four Mile Creek.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

A 12" water main currently exists along the north side of SE 54th St, which will be utilized to serve the site with 6" water main. An 8" sanitary sewer line currently exists approximately 300 feet north of the property along SE Rio Dr, which will be extended south and service the site with

4" sanitary sewer. Ultimately, the 8" sewer flows north into a 30" trunk sewer that extends east toward I-35.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

This site provides for over 50% of open space, which is primarily provided on the west and south portions of the site. The western open space provides potential for future expansion, and the southern open space facilitates storm water management for the site.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed parking lot shading generally conforms to the landscape requirements of the code.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The main building is a single-story, 10,440 square-foot structure, and will be a maximum of 18-½ feet in height to the uppermost point from grade. The maintenance building is a single-story, 2400 square-foot structure, and will be a maximum of 21 feet in height to the uppermost point. Neighboring properties directly adjacent to SE 54th St consist of primary buildings that are 449,400 square feet; 202,248 square feet; 54,232 square feet; and 12,800 square feet. These neighboring properties have building heights of 45 and 20 feet; 37-½ feet; 28 feet; and 16-½ feet.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed building materials are a combination of split-face CMU veneer, steel panel, Butler TextureWall panels (foam core panels with polymer face having a stucco-like appearance), and Butler MR-24 standing-seam steel roof. The structures will have a primarily gray and white color scheme, with blue accents. Neighboring properties are generally constructed with tilt-up concrete, metal, brick, and EIFS having primary color schemes of whites, tans, or natural brick.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The applicant has indicated that the truck stalls along the north property line adjacent to SE 54th St will have electrical hookups for trucks. These electrical hookups will be approximately 30" above grade, and will be screened from public view by shrubs along the north property line. There will be one trash enclosure located near the southeast corner of the building along the south elevation, away from public view. The dumpster enclosure will be constructed with split-face CMU, complementary to the design and colors of the primary structure.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

Both the 10,440 square-foot primary building and 2,400 square-foot maintenance building are of similar design and identical building materials of split-face CMU veneer, steel panel, Butler TextureWall panels (foam core panels with polymer face having a stucco-like appearance), and Butler MR-24 standing-seam steel roof.

C. Signs

1. **Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

Signage shown on the plans are for reference only. Final design and allowances will be determined with future sign permits.

2. **Building signs shall be designed as an integral architectural element of the building.**

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

3. **Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

No ground sign locations have been identified on the site plan; however, final design and allowances will be determined with future sign permits.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements.**

The plans submitted generally conform to the current written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The two proposed buildings are located on the site similarly with neighboring properties, having a front yard setback of approximately 180 feet. Neighboring properties have buildings set back at approximately 210 feet, 175 feet, 170 feet, 160 feet, and 90 feet, respectively.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The primary building façade is oriented east toward the proposed maintenance building. Truck parking is located along the north property line adjacent to the eight-foot trail and SE 54th St; trailer parking is located south of the primary building; and standard parking is located east of the maintenance building. Drive aisles provide adequate circulation for truck traffic. Open space is primarily provided on the west and south portions of the site. The western open space provides potential for future expansion, and the southern open space facilitates storm water management for the site.

4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The main building is a single-story, 10,440 square-foot structure, and will be a maximum of 18-½ feet in height to the uppermost point from grade. The maintenance building is a single-story, 2400 square-foot structure, and will be a maximum of 21 feet in height to the uppermost point. Neighboring properties directly adjacent to SE 54th St consist of primary buildings that are 449,400 square feet; 202,248 square feet; 54,232 square feet; and 12,800 square feet. These neighboring properties have building heights of 45 and 20 feet; 37-½ feet; 28 feet; and 16-½ feet.

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5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.