



*Plan and Zoning Commission*

*Staff Report*

*Meeting Date: August 6, 2019*

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**Agenda Item:** The Dupps Company Building Expansion  
**Report Date:** August 1, 2019  
**Prepared by:** Kellen Gorman  
Planner I

*ESC*

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan expanding facilities for the Dupps Company at 1423, 1431, and 1439 SE Cortina Drive.

**Project Summary:**

The Dupps Company proposes a site plan showing 8,205 square feet of new pavement, 6,440 square feet of building expansions, and other related site improvements, including trees that will provide the required pavement shading, and a six foot tall opaque privacy fence along the eastern property boundary.

Located north of SE Shurfine Drive and south of SE Magazine Road, The Dupps Company has six buildings on approximately 3.50 acres of land zoned M-1 Light Industrial District. Modifications to the site are limited to two buildings and adjacent parking areas, at the rear of the property, east of their frontage onto SE Cortina Drive.

The proposed 6,440 square foot building additions would extend the property's smallest building by 100 feet, and add a 28 foot by 65 foot machine shop to the northeast building. The applicant has requested that the addition to the buildings use the same material as the existing buildings, which are constructed with corrugated metal paneling.

Staff position is to approve the site plan and building expansions as proposed. The expansion area is located away from public view on SE Cortina Drive, and the view from the east will be mostly obstructed by trees and the proposed privacy fence.