



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 16, 2020

Agenda Item: 5800 SE Delaware Ave – Ryan Warehouse – Site Plan
Report Date: June 5, 2020 *EJC*
Prepared by: Jake Heil
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 5800 SE Delaware Ave, Ryan Warehouse, subject to City Council approval of the stormwater management easement.

Project Summary:

The subject property at 5800 SE Delaware Ave totals 35.34 acres (+/-), and is situated on Lot 1, Chapman Brothers Farm Plat 2, just south of the southwest corner of the intersection at SE Delaware Ave and SE 54th St. The site is zoned M-1, Light Industrial District with conditions related to permissible land uses. This is consistent with the final plat that was approved by the Planning and Zoning Board on May 19, 2020 and has been submitted for City Council approval.

The proposed Ryan Warehouse site plan includes a 350,000 square-foot (+/-) building towards the east side of the lot, near SE Delaware Ave. The proposed site has a single entrance off of SE Delaware Ave. This access leads to warehouse staff parking, a single emergency access to the northeast side of the building, and the truck security entrance. The proposed site plan provides 71 truck parking spaces, 24 truck bays and a 75 stall parking for warehouse employees. The site plan proposes a truck wash canopy on the southwest side of the building. The warehouse is primarily composed of taupe precast panels with medium and dark grey accents around the bottom perimeter of the building and around the windows on the front southeast corner of the building.

A proposed eight-foot-chain-link fence with three-strand barbed wire on top will enclose the 350,000 sf warehouse, future expansion areas, outdoor storage area and two stormwater detention basins. The portion of the fence closest to SE Delaware Ave would be behind the front façade of the building where security gates for truck and fire access are located. This portion of the fence would also be screened with the proposed landscaping berm along SE Delaware Ave. The barbed-wire for the fence was approved by the City Council on June 1, 2020.

The landscaping shown on the proposed site plan generally complies with all applicable regulations. Further screening will be provided along SE Delaware Ave as a six to 10-foot berm with additional landscaping. Eight-foot sidewalk exists along SE Delaware Ave and will remain open with a detour during construction. Stormwater from the proposed site will drain to the two proposed detention ponds on the southwest side of the site; then ultimately outlet to the southeast into Four Mile Creek.

**Site Plan Worksheet
5800 SE Delaware Ave
Ryan Warehouse**

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.**

The primary building facade is oriented facing east, towards SE Delaware Ave. The proposed site will have a single access from SE Delaware Ave. The proposed site will have a landscaping berm along SE Delaware Ave, similar to Toro's to the north. The building, parking areas, drive aisles, security fence and additional truck parking area on the south side of the building meet all setbacks required by code.

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

The site complies with all required setbacks and screening requirements. The site is consistent with the other developed industrial properties along the SE Delaware Avenue corridor.

- 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 provides 71 truck parking spaces, 24 truck bays and a 75 stall parking for warehouse employees. Eight-foot sidewalk exists along SE Delaware Ave and will remain.

- 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. The site will have a single access from SE Delaware Ave. The proposed site has a 3 lane entrance into the site, located just south of the proposed warehouse. There is a single access on the north side of the site that allows for emergency access.

- 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.**

Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A). Screening is required along SE Delaware Ave and will be satisfactorily provided.

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.**

There will be an outdoor storage area on the north side of the site, stormwater detention on the southwest side of the site, truck parking and truck bays on the south side of the building. All of these elements will be surrounded by an 8 foot security fence that surrounds the majority of the property, from the east wall of the proposed building to the west. Landscaping is provided throughout the site to help with additional screening. Also proposed is a six to 10-foot berm with additional landscaping to screen along SE Delaware.

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 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.**

Stormwater for the proposed site will be managed via a stormwater management easement area that contains two detention ponds in the southwest corner of the site. Ultimately, all stormwater will outlet to the southwest side of the site and eventually 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.**

The applicant proposes to connect to the existing 10" water main along SE Delaware, towards the southeast side of the site, and continues 10" pipe around the perimeter of the proposed warehouse to nine hydrant assemblies. The site proposes to connect to the 6" sanitary service near the southeast corner of the site, along SE Delaware.

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.**

Open space is provided around the perimeter of the site, but more significantly towards the southwest side of the site, northwest corner of the site, and along SE Delaware.

- 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, berming and landscaping along SE Delaware Ave, and open space landscaping generally conform 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 proposed 350,000 square-foot building will be a maximum of 30 feet in height to the uppermost point. The subject building is comparable to other industrial developments along the SE Delaware corridor.

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

The proposed building material consists of taupe, light grey, and dark grey precast concrete, which is similar to other industrial buildings, and complementary to surrounding industrial development.

- 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.**

Mechanical equipment, truck wash, and storage area to the north are adequately screened or are located in areas that are not visible to public view. The site will also be adequately screened with a berm and landscaping along SE Delaware Ave.

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

There is only one building proposed on this site, but it complements adjacent development in design and materials through its use of colored precast concrete.

C. Signs

Locations of signs have been indicated for building and ground signs on the plan; however, final design and allowances will be determined with future sign permits.

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 written regulations of the City.

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

The site layout is compatible with setbacks.

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

The layout and circulation system for traffic in and around the site is appropriate.

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

The proposed 350,000 square-foot building will be a maximum of 30 feet in height to the uppermost point. The subject building is comparable in scale and style to other industrial developments along the SE Delaware corridor. The building is constructed of colored pre-cast concrete which is complementary to adjacent industrial developments.

- 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.