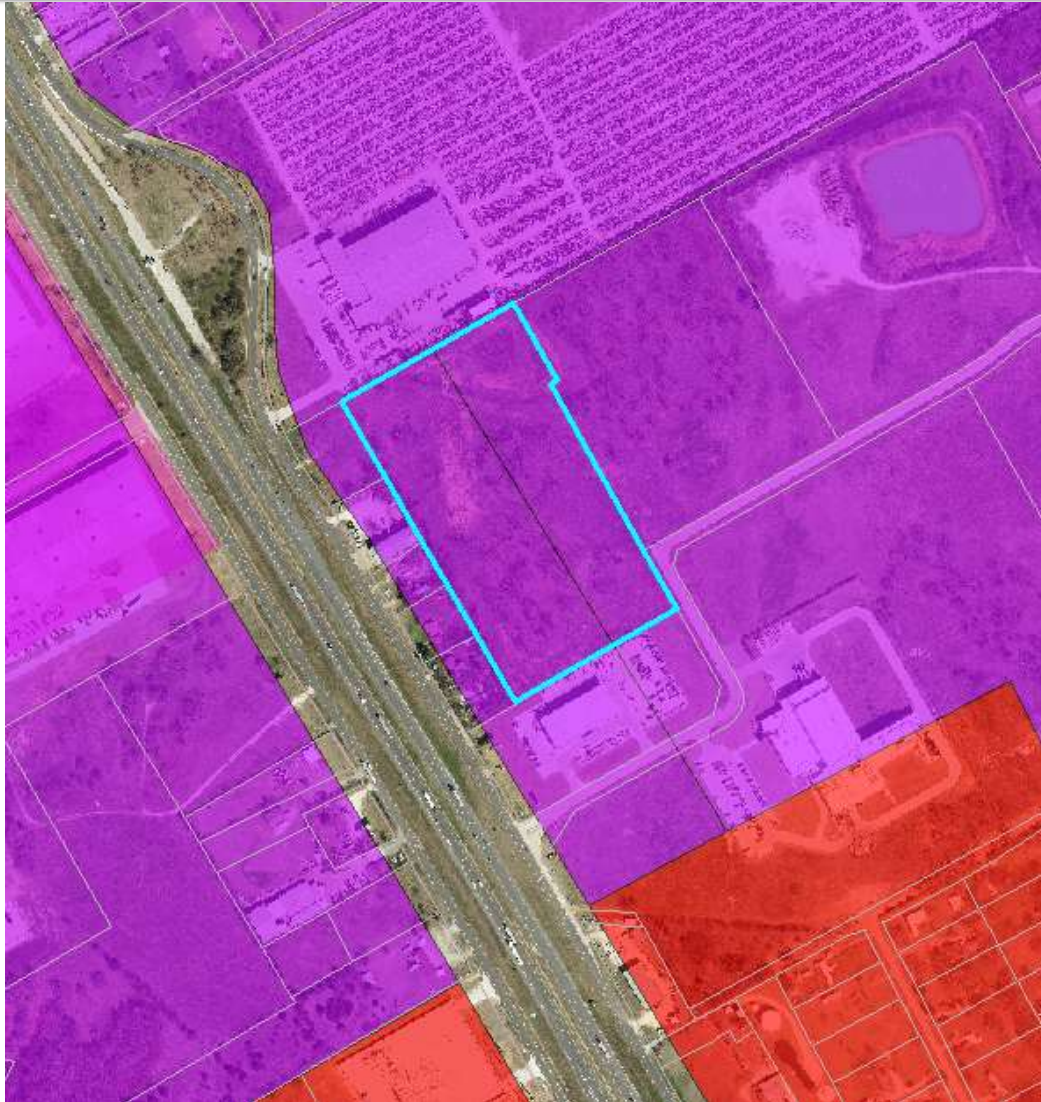


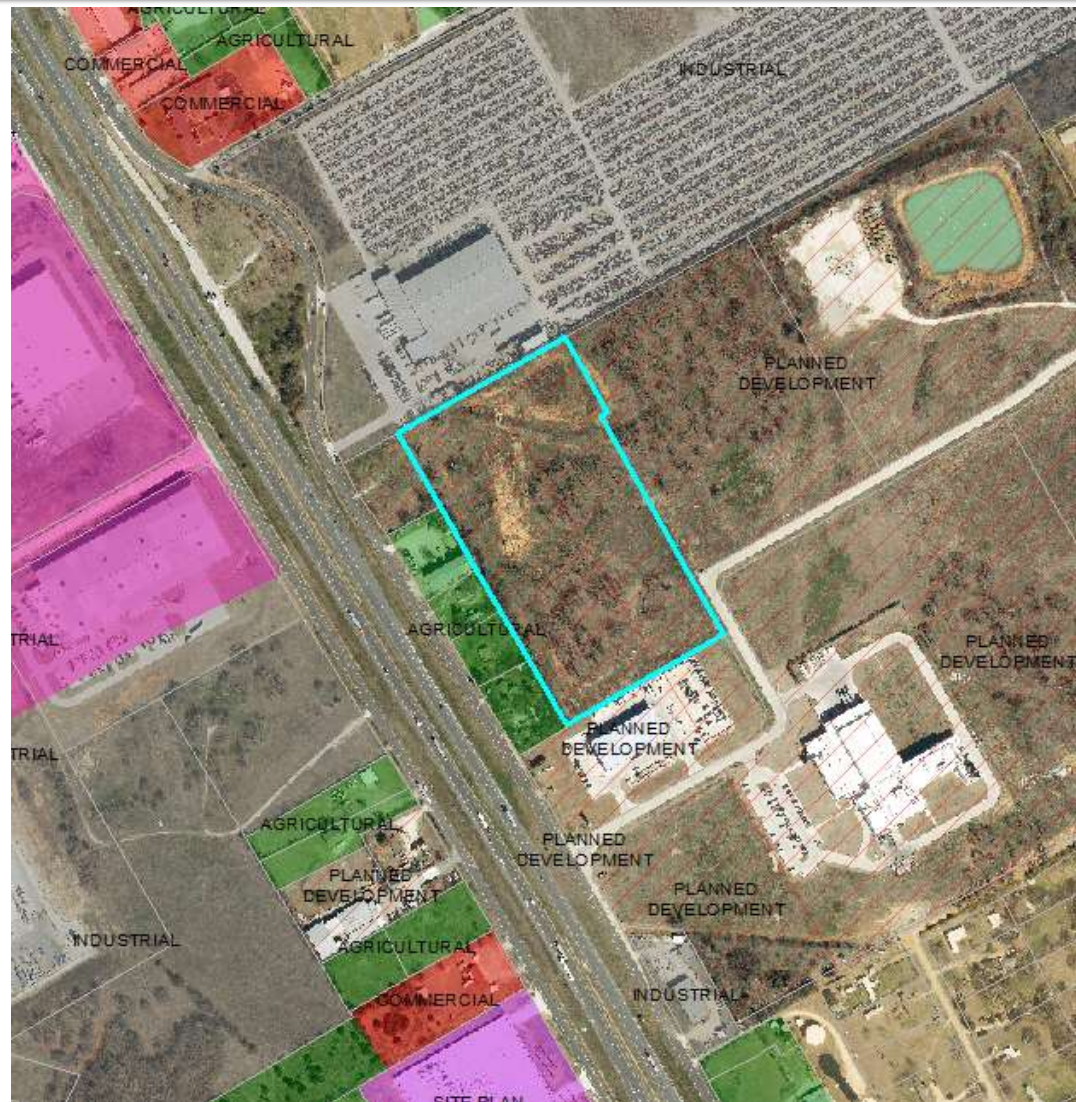
Comprehensive Plan

Employment Growth



Zoning

PD, Planned Development



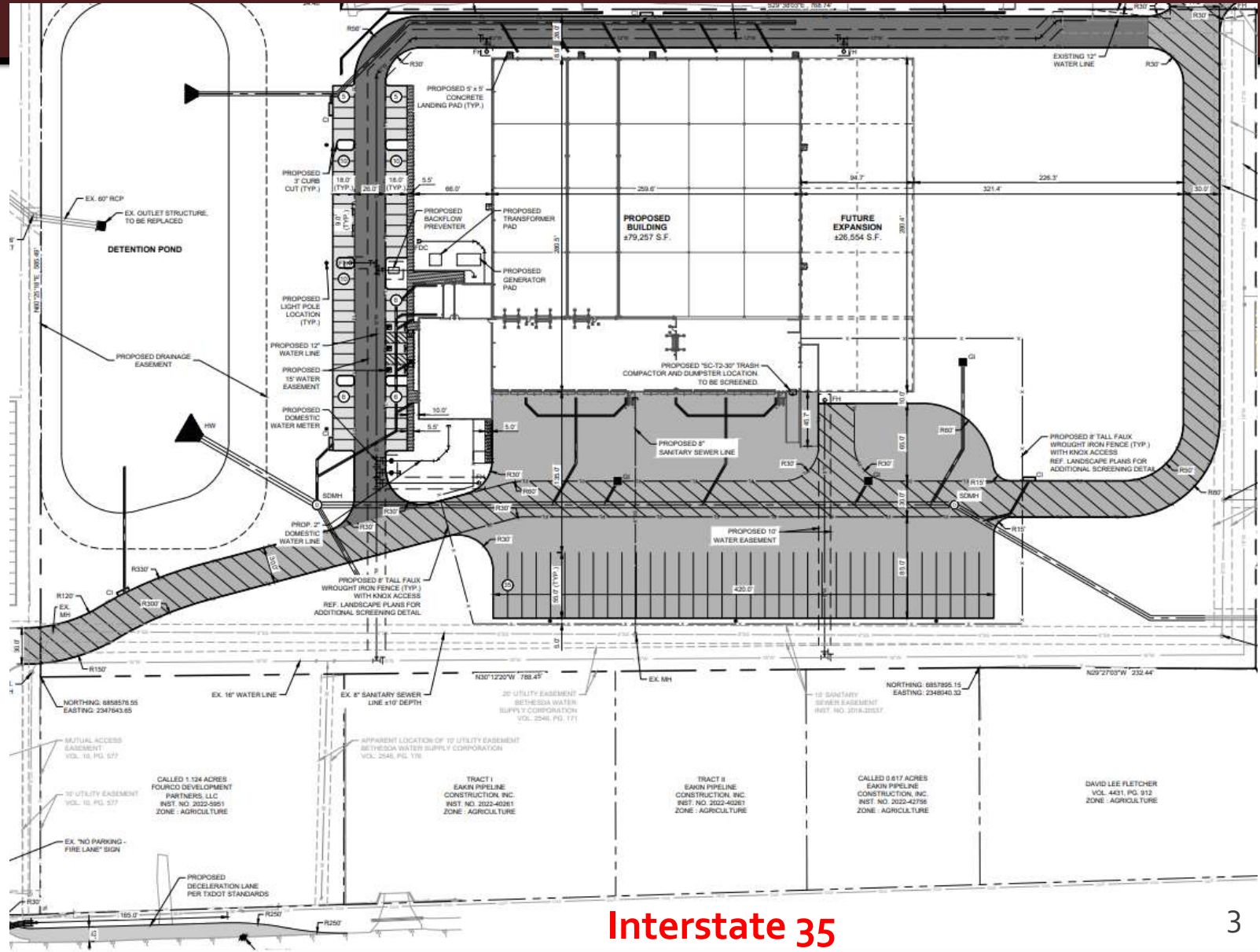
NDCP at 465 Forgotten LN

SITE SUMMARY TABLE

ZONING	PD - PLANNED DEVELOPMENT
PROPOSED USE	WAREHOUSE
TOTAL SITE ACREAGE	13.17 AC.
PROPOSED BUILDING AREA	±79,257 SQ. FT.
FUTURE BUILDING EXPANSION	±26,554 SQ. FT.
BUILDING COVERAGE	13.8%
FUTURE BUILDING COVERAGE	18.4%
IMPERVIOUS COVERAGE	39.5%
FUTURE IMPERVIOUS COVERAGE	44.2%
TOTAL PARKING AREA	9,756 SQ. FT.
PROPOSED AUTO PARKING	58 SPACES
REQUIRED AUTO PARKING	29 SPACES
PROPOSED ACCESSIBLE PARKING	3 SPACES
REQUIRED ACCESSIBLE PARKING	3 SPACES
PROPOSED TRAILER PARKING	35 SPACES

PARKING CALCULATIONS

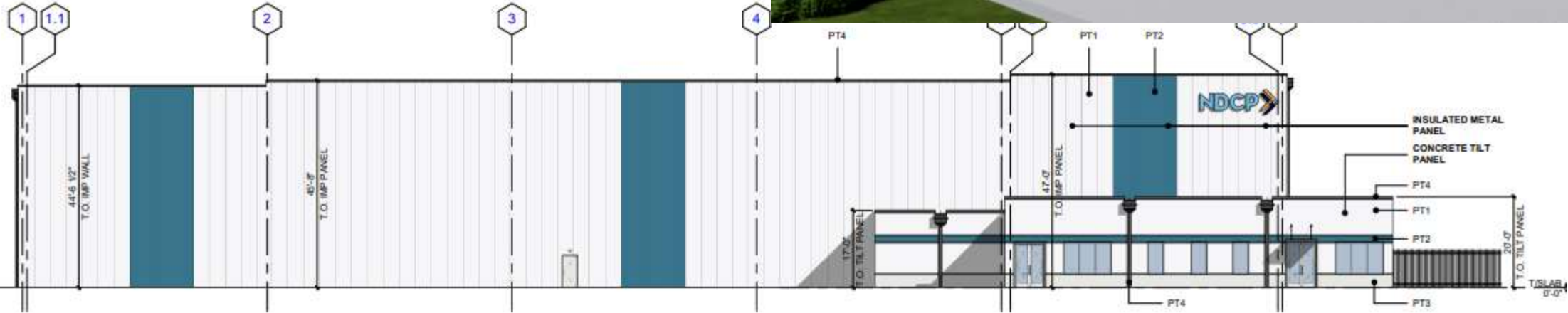
5,270 SF OFFICE / 400 SF PER SPACE = **14 SPACES**
 73,987 SF WAREHOUSE / 5,000 SF PER SPACE = **15 SPACES**
TOTAL REQUIRED SPACES = 14 + 15 = 29 SPACES



Interstate 35

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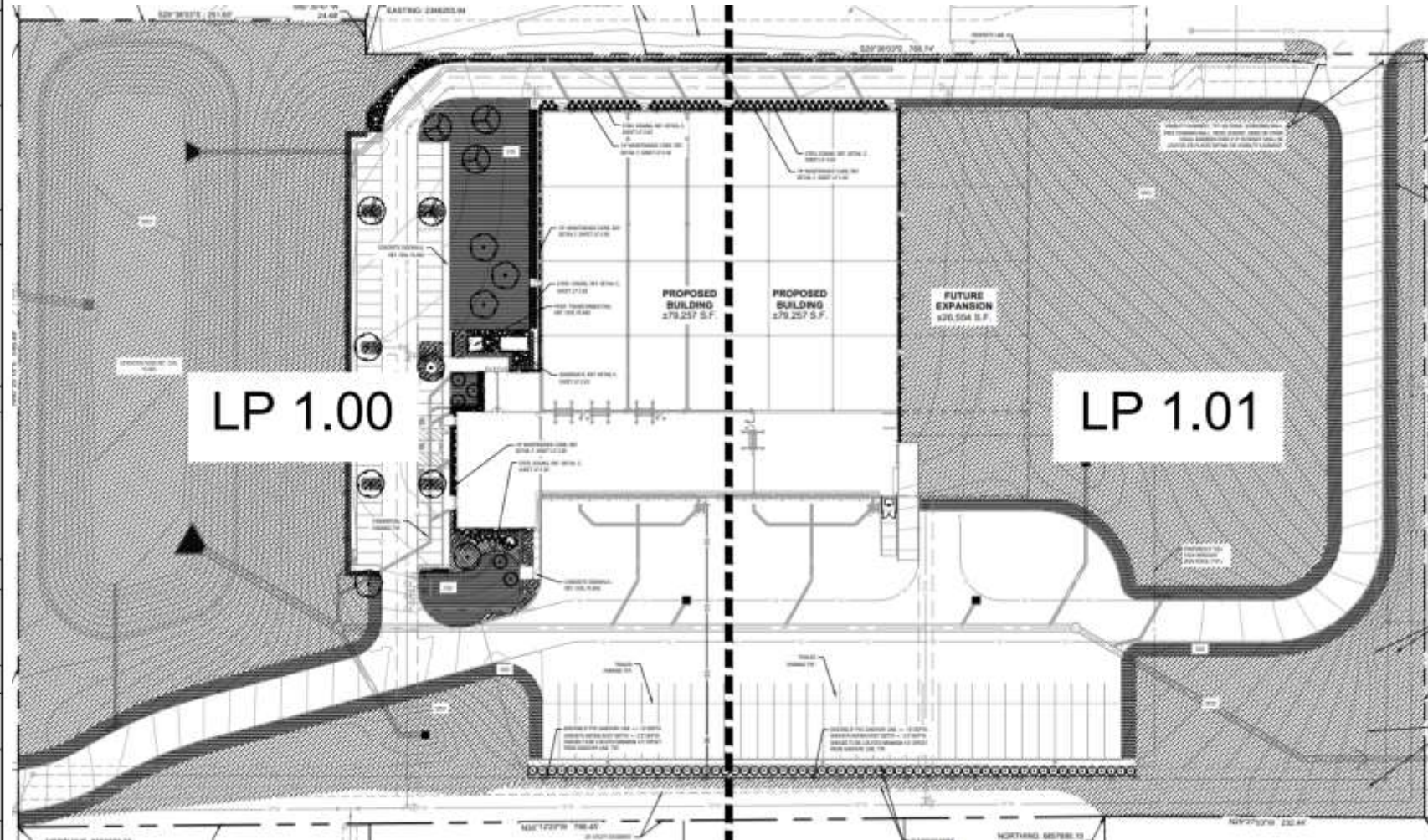
Building Renderings



4 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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<u>City of Burlison Landscape Code Table</u>		
<u>Business Park Design Standards</u>		
Site Area: 573,860 SF (13.2 Acres)		
Landscape Requirements for Nonvehicular Open Space	Required	Provided
A minimum of 20 percent of total lot area must be devoted to landscaping. Grass, groundcover, trees, shrubs, flowering and nonflowering plants, stonework, and water features may all be used as components of required landscaping.	114,772 SF	167,493 SF
Grass and/or groundcovers shall not be allowed to comprise over 90 percent of any required landscape area. 114,772 * 90% = 103,295 SF 10% = 11,477 SF required non-grass/groundcover	11,477 SF	11,477 SF
Foundation Planting	Required	Provided
One three-inch caliper tree shall be required for each 7,500 square feet of gross building area. The trees shall be located no farther than 30 feet from the face of the building. 79,257 SF / 7,500 SF = 11 Trees Ornamental trees can be substituted for large trees at a ratio of 3:1	11 Trees	11 Trees
Front Yard	Required	Provided
In the (I) Industrial district only the front yard 40 percent of the total 20 percent shall be required. The rear and side yard landscape requirements may be waived upon submittal of a landscape plan showing other requirements 114,772 SF (20%) 114,772 x 40% = 45,909 SF	45,909 SF	45,909 SF
Landscaping adjacent to public rights-of-way	Required	Provided
A ten-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than five acres	Yes	Yes
Parking Lot Landscaping	Required	Provided
A minimum of 20 square feet of landscaping per parking space. 20 SF * 58 spaces = 1,160 SF	1,160 SF	1,160 SF
Any portion of each parking space shall be located within 60 feet of the trunk of a tree. Pavement shall not be allowed within three feet of the trunk.	Yes	Yes
The islands shall be a minimum of five feet in width and extend the entire length of the parking stall. The islands shall contain at least one three-inch caliper tree.	Yes	Yes



NDCP at 465 Forgotten LN

Site Conformance Table

<i>Required</i>	<i>Staff's Findings</i>
<p><u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan</p>	<p>Complies. Site plan is in compliance with all development regulations with the exception of the requested waiver to the loading area.</p>
<p><u>Landscaping –</u> 20% of Total Site shall be landscaped: 114,772 SF</p>	<p>Complies. Landscaping proposed: 167,493 SF</p>
<p><u>Parking Requirement –</u> Office: 1 per 400 SF (5,270 SF): 14 spaces Warehouse: 1 per 5,000 SF (73,987 SF): 15 spaces 3 ADA spaces</p>	<p>Complies. Parking provided: 58 spaces ADA spaces: 3 spaces</p>

NDCP at 465 Forgotten LN

Waivers Requested

<i>Waiver</i>	<i>Staff's Findings</i>
<p data-bbox="104 475 1243 568">Appendix C, Urban Design Standards, Article V, Business Park Design Standards, Section 7-52:</p> <p data-bbox="104 596 1243 705">Loading areas or loading doors shall not: (1) face IH-35 or Type "A" street section.</p>	<p data-bbox="1243 475 2374 525">City Council action only.</p> <p data-bbox="1243 546 2374 705">Staff supports the waiver based on the site not having direct frontage on IH-35 as well as the existing tree canopy and proposed landscaping of the site</p>

NDCP at 465 Forgotten LN

Staff Recommendation

Approve an resolution for a commercial site plan with a waiver to Appendix C, Urban Design Standards, Article V, Business Park Design Standards, Section 7-52 (Case 2-108).

