

# NDCP at 465 Forgotten LN

**Location:**

- 465 Forgotten LN
- 13.17 acres

**Applicant:**

# Zachary Holzem (Kimley-Horn)

## Bryce Wegman (ARCO)

## Items for approval:

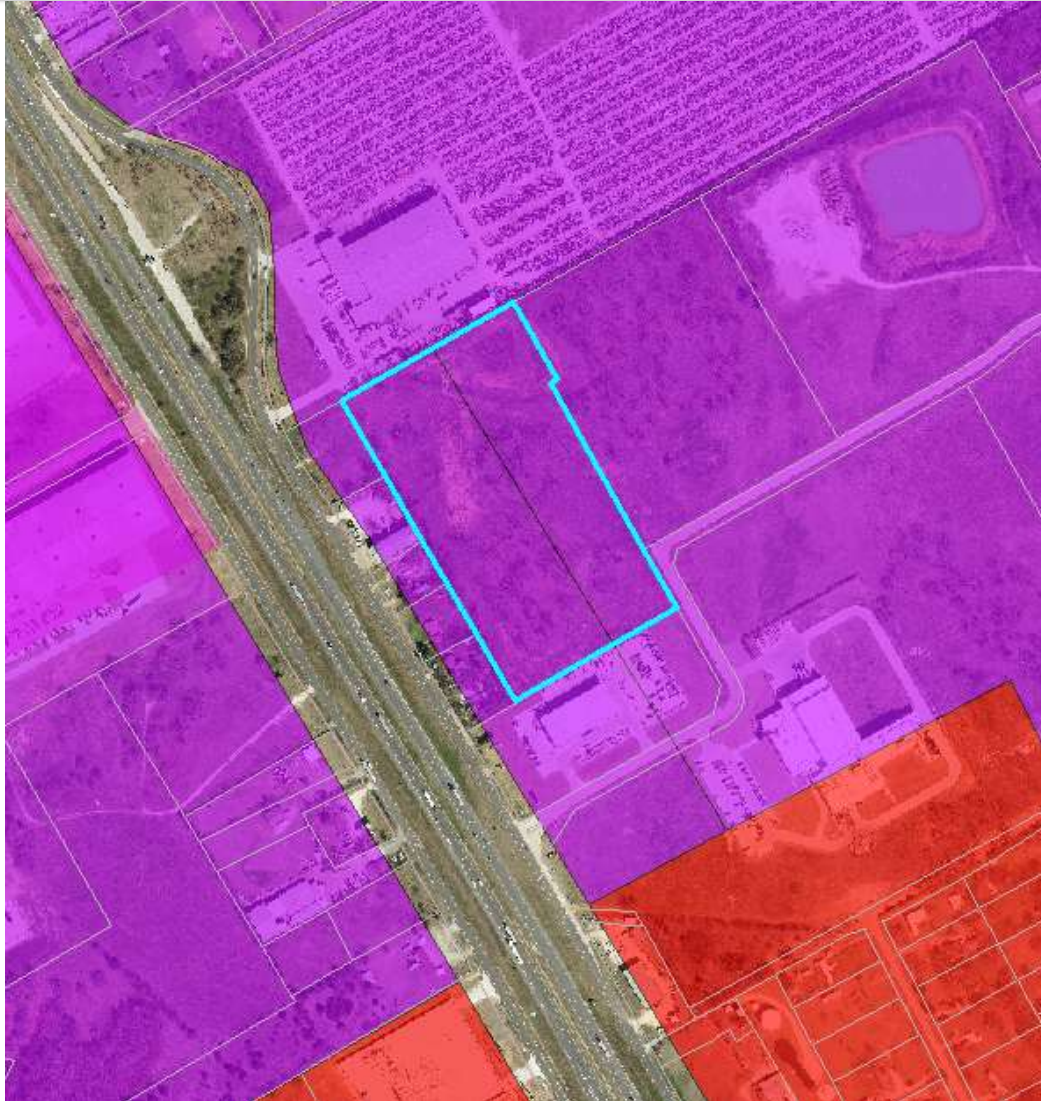
# Commercial Site Plan with Waiver





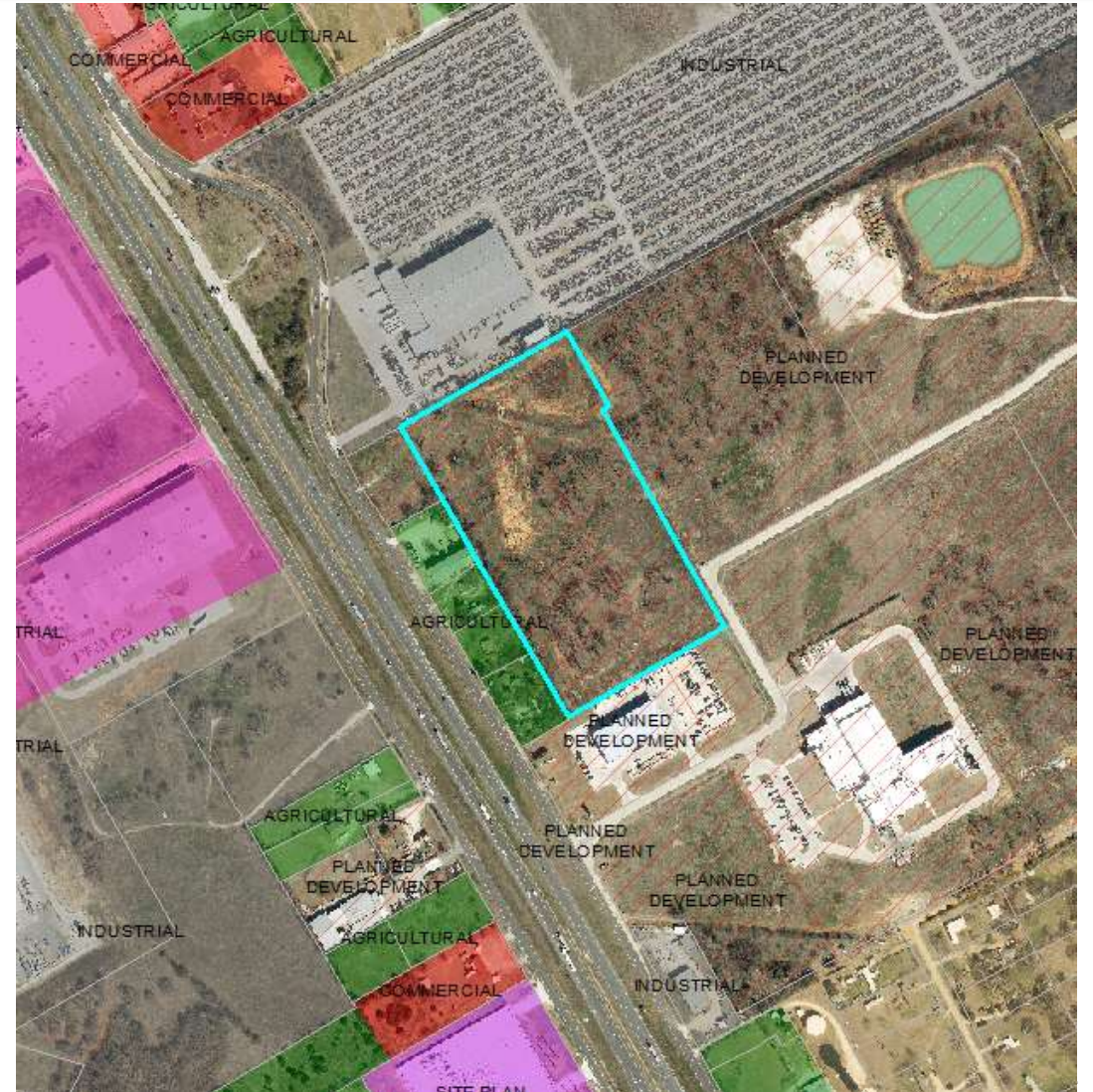
# Comprehensive Plan

Employment Growth



# Zoning

PD, Planned Development





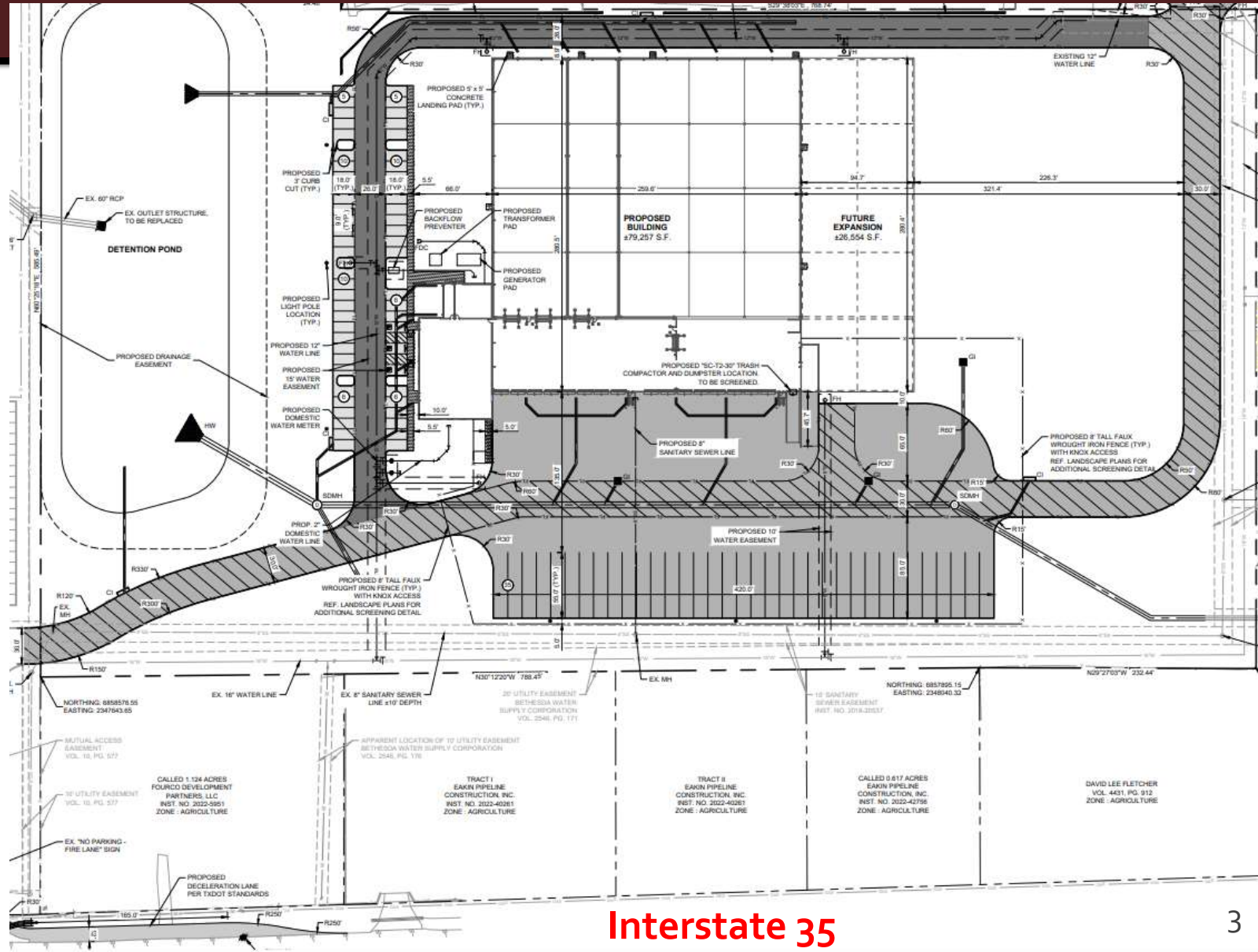
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SITE SUMMARY TABLE

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

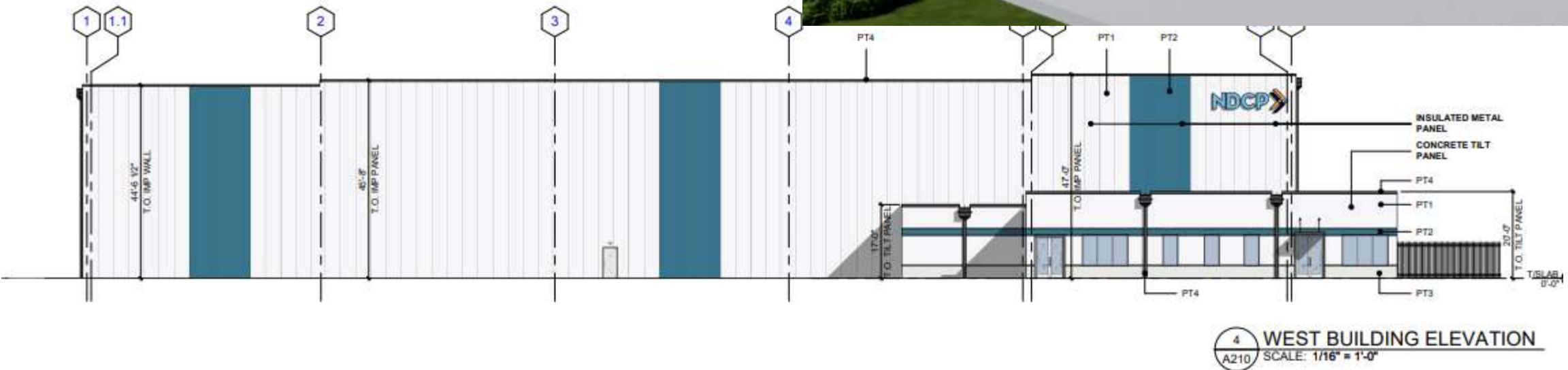
5,270 SF OFFICE / 400 SF PER SPACE = <b>14 SPACES</b>
73,987 SF WAREHOUSE / 5,000 SF PER SPACE = <b>15 SPACES</b>
<b>TOTAL REQUIRED SPACES = 14 + 15 = 29 SPACES</b>



Interstate 35

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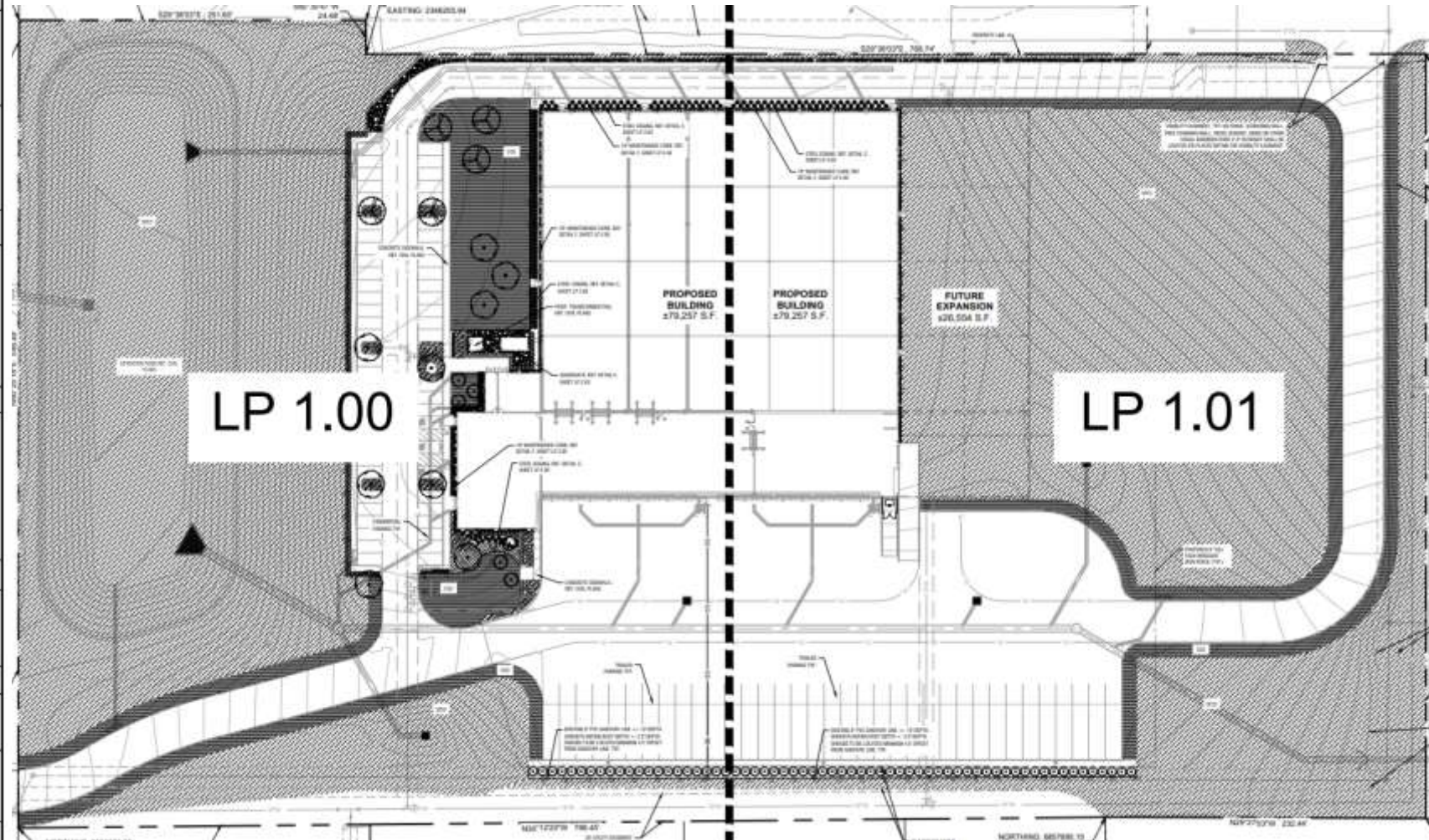
## Building Renderings





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City of Burleson Landscape Code Table		
Business Park Design Standards		
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. $114,772 \times 90\% = 103,295 \text{ SF}$ $10\% = 11,477 \text{ SF}$ 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. $79,257 \text{ SF} / 7,500 \text{ SF} = 11 \text{ Trees}$ 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 $114,772 \text{ SF} (20\%)$ $114,772 \times 40\% = 45,909 \text{ SF}$	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. $20 \text{ SF} \times 58 \text{ spaces} = 1,160 \text{ SF}$	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



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Site Conformance Table

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	<b>Complies.</b> Site plan is in compliance with all development regulations with the exception of the requested waiver to the loading area.
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 114,772 SF	<b>Complies.</b> Landscaping proposed: 167,493 SF
<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	<b>Complies.</b> Parking provided: 58 spaces ADA spaces: 3 spaces

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## Waivers Requested

<i>Waiver</i>	<i>Staff's Findings</i>
<b><i>Appendix C, Urban Design Standards, Article V, Business Park Design Standards, Section 7-52:</i></b>  Loading areas or loading doors shall not:  (1) face IH-35 or Type "A" street section.	<b>City Council action only.</b>  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

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## P&Z Summary

### Vote

Recommended approval unanimously

### Discussion

Commissioner asked about provided parking being greater than the minimum required. Staff explained that the applicant requested the additional parking and staff did not oppose as they were able to meet other site requirements (i.e., landscaping).

### Speakers

Applicant was present (no questions)



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## Staff Recommendation

Approve a 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 24-108).

