



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: June 10, 2026

PC 26-12 **Major Site Plan – Suburban Accessories**

Property Information: Location: 0 Shaker Road (Parcel #0836451007)
 Zoning: I-2 “General Industrial District”
 Proposed Use: Distribution Center
 Current Use: Vacant
 Property Size: 13.72 acres
 Proposed Building Size: 121,000 square feet
 Proposed # of Parking Spaces: 170 spaces

Project Overview: The applicant, Bunnell Hill Construction, is requesting approval of a major site plan for the construction of a 121,000 square foot distribution center located on Parcel #0836451007 within the I-2 General Industrial District.

Comments: Site Plan: The proposed major site plan contemplates the construction of a distribution center on a vacant property along Shaker Road. The proposed development consists of a 121,000 square foot building which is proposed to be utilized in part by Suburban Accessories, with a portion of the building left open for lease.

 Access to the site is proposed via a single curb cut along Shaker Road and a total of 170 parking spaces are provided, located along the north, south, and east of the building and consisting of 140 regular spaces (including 5 accessible spaces) and 30 trailer stalls.

Landscape Plan:

Overall: The landscape plan proposes approximately 457 plantings, including a mix of deciduous trees, evergreen trees, shrubs, perennial flowers, and grasses. These plantings are distributed along the site perimeter and around the southern foundation of the new building.

Perimeter Lot Landscaping: The subject property abuts an existing industrial property, triggering the Buffer Yard "A" requirement. Per Table 1111.06-2, Industrial uses adjacent to industrial uses requires a "Buffer Yard A," consisting of a 10-foot-wide buffer with two deciduous trees, two evergreen trees, and two deciduous shrubs per 100 linear feet.

The landscape plan indicates that Buffer Yard "A" is applied along all property lines.

North Property Line: The north property line is approximately 937 linear feet which requires 19 evergreen and deciduous trees along with 19 deciduous shrubs. 38 trees are provided in total along with 21 shrubs which satisfies the requirement.

South Property Line: The south property line is approximately 725 linear feet which requires 15 evergreen and deciduous trees along with 15 deciduous shrubs. 30 trees are provided in total along with 15 shrubs which satisfies the requirement.

East Property Line: The east property line is approximately 380 linear feet which requires 8 evergreen and deciduous trees along with 8 deciduous shrubs. 16 trees are provided in total along with 8 shrubs which satisfies the requirement.

West Property Line: The west property line is approximately 180 linear feet which requires 4 evergreen and deciduous trees along with 4 deciduous shrubs. 10 trees are provided in total along with 10 shrubs which exceeds the requirement.

Screening of Trash Receptacles: No outdoor dumpsters are proposed as part of this development.

Interior Parking Area Landscaping: Section 1111.06(j)(2)(A) requires interior parking lot landscaping for open parking areas exceeding 16,000 square feet or containing more than 50 parking spaces. The proposed parking area totals 160,067 square feet, requiring landscaped area equal to at least 10 percent of the total, or 16,007 square feet. The applicant proposes 24,713 square feet of landscaped area, exceeding the minimum requirement.

In addition, Section 1111.06(j)(3)(A) requires one deciduous tree for every 3,000 square feet of parking area or for every 10 parking spaces. Based on the 170 proposed parking spaces, 17 trees are required and 18 trees have been provided in the landscape plan.

Lot Interior Landscaping: Section 1111.06(k)(1) requires three deciduous trees for each 100 feet of building perimeter. The building perimeter is 1,540 linear feet which requires 47 deciduous trees. The landscaping plan provides 47 trees which satisfies the requirement.

Building Foundation Plantings: Section 1111.06(k)(2)(C) requires the placement of 10 shrubs for every 100 linear feet of building perimeter for non-residential uses. With a building perimeter of 1,540 linear feet, 154 shrubs are required. A total of 158 shrubs are proposed along the southern façade of the facility.

Parking:

Parking Spaces: a total of 170 parking spaces are proposed for the development which exceeds the requirement of Table 1111.07-5.

Loading Spaces: Table 1111.07-7 requires commercial and industrial buildings equal to or greater than 30,000 square feet provide one Type A and B loading space plus one Type A space for each additional 50,000 square feet or fraction thereof. With a building size of 121,000 square feet, a total of three Type A spaces and one Type B space is required. The applicant is providing 19 Type A spaces which exceeds the minimum loading space requirement.

Building Elevation and Design:

Waiver of Exterior Façade Design Standards: Section 1115.08(h)(2)(A) of the UDO provides Planning Commission with the authority to waive any or all of the exterior façade design standards for use within the I-1, light Industrial District and I-2, General Industrial District. The applicant is requesting a waiver from Planning Commission as the tripartite configuration, building articulation, and building material requirements are not met.

Overall: The proposed building is a total of 121,000 square feet with a maximum height of 35 feet and four inches. The maximum height for a building in the I-2 District is 75 feet.

Tripartite Configuration: The proposed building does not meet the tripartite configuration requirement of Section 1115.08(h)(3)(A) as it does not provide a based or foundation, a middle or modulated wall, and a top portion formed by a pitched roof. As such, a waiver of the design standards will need to be granted by the Planning Commission pursuant to Section 1115.08(h)(2)(A), or a variance will need to be obtained from the Board of Zoning Appeals.

Building Articulation: Section 1115.08(h)(3)(B) requires that all building elevations be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets, or change in materials. Based on the submitted elevations, the north elevation meets this requirement through the use of dock doors, while the south, east, and west elevations have large areas without articulation. As such, a waiver of

the design standards will need to be granted by the Planning Commission pursuant to Section 1115.08(h)(2)(A), or a variance will need to be obtained from the Board of Zoning Appeals.

Building Materials: The building material requirements of 1115.08(h)(3)(C) are not met as the proposed building is proposed to utilize precast concrete panels and metal roofing. As such, a waiver of the design standards will need to be granted by the Planning Commission pursuant to Section 1115.08(h)(2)(A), or a variance will need to be obtained from the Board of Zoning Appeals.

Lighting: The applicant is proposing the placement of 12 full cut-off lighting fixtures along the perimeter of the building. The submitted photometric plan indicates that the maximum illumination level at the property line is consistent with the requirements of Table 1111.07-4.

Signs: Monument and building signage are proposed as part of the development and will be reviewed through the Sign Permit process pending approval of the Major Site Plan.

Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

- 1) That it fully complies with all applicable requirements of this UDO;
The proposed major site plan largely conforms with the requirements of the UDO. Waivers and modifications are requested for those aspects of the development which do not meet the standards of the UDO.
- 2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;
The development adequately protects other property from the potential effects of a non-residential use.
- 3) That it is not detrimental to the use and character of the surrounding properties;
The proposed development is not detrimental to the use and character of the development is consistent with the built environment of the vicinity.
- 4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;
and
The proposed development provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.

- 5) That is provides safe ingress and egress for emergency vehicles.
The proposed development provides safe ingress and egress for emergency vehicles.