

# Workshop Meeting



**To:** Town Council

**From:** Travis Morgan

**Date:** 3/27/2025

**Re:** **Iconic Equities Warehouse Conditional Zoning Request** (*Information Item*)

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**PROPOSAL:**

Turner Fortin on behalf of Iconic Equities seeks your consideration and approval for a new warehouse withing the prior 2018 conditional zoning industrial subdivision. Request is for a new 194,382 square foot warehouse on Lot 4 (the last remaining unbuilt parcel) in the subdivision.

**BACKGROUND and INFORMATION:**

This proposal seeks to update the prior March 2018 conditional zoning approved plan lead by the Lance warehouse and industrial subdivision located along Pineville Distribution Street. Conditional approval is needed for users over 100,000 square feet. Lance warehouse was the only large warehouse in the prior approval.

**General site information:**

Address: 10203 Pineville Distribution Street  
Tax Parcel: 20507120  
Property Acres: 15 acres  
Square Feet: 194,382 square foot warehouse and distribution (no manufacturing)  
Parking Min: (stated 50 spaces) 1 space per 4000 sqft of warehouse plus 1 per 350 office  
Parking Provided: 185

**Traffic Study:**

Previous subdivision plan had a traffic study and road improvements consisting of additional turn lane stacking from North Polk back Westward to the railroad tracks. Sealed transportation engineer analysis update is included and notes traffic generation from the development to be within the scope of the prior traffic study.

**STAFF COMMENTS:**

The overall proposal seems consistent the original subdivision approval. The property is a flag shape with a long driveway and property line is approximately 1,400 linear feet to the closest house in Preston Park though mature forest and big Sugar Creek floodplain area. Upon completion of this lot Pineville Distribution Street can be completed/inspected and turned over to the Town and greenway area can be dedicated.

**PROCEDURE:**

This is a standard legislative process workshop meeting to hear the initial request. A public hearing is needs to be scheduled before any vote.