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**Requirements and Standards Applicable to
6-Point Junction Planned Development**

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A. INTENT

The intent of the Planned Development District (PDD) is to create a development that serves as a site for warehouse buildings and their internal office spaces.

As a PDD the Republic Warehouse Development is required to meet four criteria outlined in 405.220 of the Republic Municipal Code.

The first requirement necessitates that the proposed development plan provides a diverse mixture or variations of land uses and densities. This condition is met through the placement of strict limitations on allowable building footprints and by specifying the uses to be permitted on site – mitigating typical nuisances.

The second requirement of these regulations requires that the design involve the provision of all infrastructure deemed necessary to adequately serve the potential development. The associated Development Plan lays out the proposed infrastructure improvements.

The third requirement of the Zoning Regulations requires the development to promote the City's Comprehensive Plan. This proposed PDD aligns with the City's Objectives 1B and 1C of the Land Use Plan by providing much needed warehouse space. The development also creates jobs in the City by providing office space within the facility. These uses align with the intended use of this property in the comprehensive plan.

The fourth requirement concerns the inclusion of design elements that alleviate existing issues such as congestion, fire safety, promotion of health and welfare, provision of light and air, expectations of overcrowding, preservation of historical features, and/or facilitation of adequate infrastructure and amenities for the community. The proposed PDD meets the intent of the fourth requirement in multiple ways.

This development will connect to the City's utility system that are already present at the perimeter of the development. This ensures the project will have little burden to the City as it relates to utility maintenance upon completion of the project. The City has likely spent a lot of money on construction and maintenance of these utilities to facility development of this property.

The proposed roadway network associated with the PDD conforms to the Major Thoroughfare Plan by providing connection points to Sawyer Road to the North which is classified as a Secondary Arterial. This robust existing roadway system will lessen congestion in the streets. It will also provide easier access for fire, police, and ambulance services to the eastern limits of the city.

To ensure a clean, safe, and vibrant neighborhood, the property is intended to remain under one owner and rent out the spaces. The owner will be responsible for maintenance of all facilities in order to keep the site clean and visually appealing.

B. DEFINITIONS

The definitions contained in Article 405-I shall apply to this ordinance, unless modified herein.

C. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The development shall not have more than 200,000 square feet of building area on the 18.39 acre site. Refer to the attached exhibit for building Locations.

D. USES PERMITTED

1. The entire site shall allow Warehouse and Office uses as defined in the Light Industrial (M-1) District Regulation [405.170] of the City of Republic Municipal Code.

E. BULK, AREA, AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards:

1. Lots will be subject to the City's Site Plan Review requirements and procedures.
2. Minimum Yard Requirements
 - a. Front Yard = 15-ft
 - b. Rear Yard = 15-ft
 - c. Side Street Setback = 15-ft
3. Maximum lot coverage = 90%
4. No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

F. Public Facilities

Public utilities, roads, and stormwater shall be designed in accordance with the City of Republic Design Standards. Water will be connected to the existing public system along York Avenue. Electric will be provided by the local utility provider. Sanitary Sewer will connect to the existing public main along York Avenue as well. Stormwater detention will be provided internally to the PDD as seen in the PDD Exhibit.

G. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to those shown on the attached Development Plan as well as the PDD specific traffic study completed. The PDD will not allow direct access to York

Avenue.

H. OFF-STREET PARKING AND CIRCULATION

Off-Street Parking shall comply with the City of Republic Land Use Article 405-VI in effect at the time of development. Final circulation path must be sufficient to allow traversal by fire service vehicles as necessitated by the final design of the building.

I. SIGNS

Signage shall comply with Chapter 415 of the City of Republic Municipal Code in effect at the time of development.

J. LANDSCAPING & SCREENING

1. Landscaping and screening around the western and south lot lines shall be Type A screening per the City of Republic Article 405-X and Article 405-XI in effect at the time of development. See attached PDD Exhibit for screening limits.
2. See attached site section for additional landscaping buffer to be provided along York Avenue.

K. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements.

L. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. Refer to the Development Plan for Phasing limits. Proposed approximate phasing of lots within the PDD is as follows:

- Phase 1: 50,000 SF as seen on the attached exhibit. Will include temporary fire lane on the far side of the building meeting requirements of 2018 IFC. Detention pond will be included for full build out as part of phase 1.
- Phase 2: 75,000 SF addition to the initial building as seen in the attached exhibit.
- Phase 3: 50,000 SF additional building to the southeast.
- Phase 4: 25,000 SF additional building to the southwest.

The construction and, if necessary, final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the

development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section 410.150 hereof. If an extension and approval is not granted, the original development plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired development plan.