



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Planning Manager

FROM: Madeleine Nelson, Assistant Planner

DATE: December 13, 2023

SUBJECT:

Consideration of an Architectural Review application (AR 23-0004) for a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 23-0004), subject to the recommended conditions of approval in the attached Analysis and Findings.

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises 23.8-acres of land in the General Manufacturing (MG) zone, located east of 124th Avenue. The subject site is vacant undeveloped land.
- There are existing wetlands and neighboring properties to the east, neighboring properties to the north and existing wetlands to the south, as well as, an existing stormwater treatment and detention facility easement for 124th Avenue to the south. Most of the east side of the property is designated as a Natural Resource Protection Overlay District (NRPO) (Map 72-1). Non-building development uses proposed in natural areas of the NRPO are conditioned for compliance with Clean Water Services standards to mitigate the impact of development to the extent necessary.
- The applicant requests approval for a three-building industrial facility totaling 199,170 square feet. The buildings are intended to provide lease space to warehouse and manufacturing tenants. The buildings are anticipated to accommodate one to four tenants each.
- The site has an existing right in right out driveway along 124th Avenue, and a second right in right out driveway is proposed along 124th Avenue to facilitate access for vehicles to the proposed onsite loading docks and parking areas. Parking areas and landscaping are proposed throughout the site.

OUTCOMES OF DECISION:

Approval of AR 23-0004 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 23-0004 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
 - Continue the hearing to a later date for further consideration; or
 - Deny AR 23-0004.
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ATTACHMENTS:

- Analysis and Findings
- Presentation
- Exhibit A1 – Applicant’s Narrative
- Exhibit A2 – Plan Set & Elevations
- Exhibit A3 – Arborist Report
- Exhibit A4 – Transportation Impact Analysis
- Exhibit A5 – Stormwater Report
- Exhibit A6 – Service Provider Letters
- Exhibit A7 – Supporting Documents
- Exhibit B – Public Notice
- Exhibit C – Public Comment
- Exhibit D – Property Line Adjustment (PLA23-0003) Decision
- Exhibit E – Water System Capacity Analysis
- Exhibit F – Clean Water Services Memorandum
- Exhibit G – Map 8-1 Functional Classification and Traffic Signal Plan
- Exhibit H – Map 72-3 Natural Resource Protection Overlay District
- Exhibit I – Map 72-1 Significant Natural Resources