



Meeting Agenda Item Coversheet

MEETING DATE:		7/5/22	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SPR-2022-01: Application of Minto PBLH, LLC for a 145,643 square feet (sq. ft.) of light-industrial warehouse development. The application includes two (2) buildings, a one-story Building I (North) with 135,540 sq. ft.; and a one-story Building II (South) with 10,103 sq.ft. located within Pod G Southwest.		
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval with conditions for the James Business Park Site Plan.		
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting approval of a Site Plan Review for a 145,643 sq. ft light-industrial warehouse development which includes two (2) one-story buildings with 135,540 sq. ft. and 10,103 sq. ft. respectively. The subject application is including an outdoor storage area of 14,564 sq. ft. of maximum area (10 percent of building gross floor area).</p> <p>The applicant proposes to build the facility in two phases. Building I, all infrastructure and parking will be built as part of Phase I. A pad area will be constructed, compacted and seeded with Bahia grass at the proposed location of Building II. The landscape plan depicts a phasing line to ensure that the landscape within the perimeter islands are constructed within Phase I and only the foundations planting associated with building 2 is proposed for Phase II.</p> <p>The applicant is also requesting a waiver from Chapter 3. Table 3-12 (1)(b)(b) to increase the chainlink fence height around the outside storage area from 6 feet to 8 feet for screening purposes. The proposed 11.66-acre development is located within the Pod G Southwest portion.</p>		
SELECT, if applicable		AGREEMENT:		BUDGET:
		STAFF REPORT:		X PROCLAMATION:
		EXHIBIT(S):		X OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Site Plan Landscape Plans Traffic Statement		
SELECT, if applicable		RESOLUTION:		ORDINANCE:

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

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