

DEVELOPMENT REVIEW BOARD MEETING
JANUARY 8, 2024
6:30 PM

Public Hearing:

6. **Resolution No. 422. ParkWorks Industrial Building and Partition.** The applicant is requesting approval of a Stage I Preliminary Plan, Stage 2 Final Plan, Site Design Review, Type C Tree Removal Plan and Tentative Partition Plat for development of an industrial spec building with accessory office space and associated road and site improvements at 26600 SW Parkway Avenue.

Case Files:

- DB22-0009 ParkWorks Industrial Building and Partition
- Stage 1 Preliminary Plan (STG122-0007)
- Stage 2 Final Plan (STG222-0009)
- Site Design Review (SDR22-0009)
- Type C Tree Removal Plan (TPLN22-0007)
- Tentative Partition Plat (PART22-0002)

This item was continued to this date certain at the December 11, 2023 DRB Panel A meeting

The applicant has requested a continuance to the February 12, 2024 DRB Panel A meeting.



Planning Division Memorandum

From: Georgia McAlister, Associate Planner
To: Development Review Board Panel A
Date: December 28, 2023
RE: DB22-0009 ParkWorks Industrial Building and Partition – Request to Continue Public Hearing to Panel A on February 12, 2024

The public hearing for the DB22-0009 ParkWorks Industrial Building and Partition application was held before Development Review Board (DRB) Panel A on December 11, 2023, with the DRB continuing the public hearing and decision to a date certain of January 8, 2024. Requests for this application include:

DB22-0009 ParkWorks Industrial Building and Partition

- Stage 1 Preliminary Plan (STG122-0007)
- Stage 2 Final Plan (STG222-0009)
- Site Design Review (SDR22-0009)
- Type C Tree Removal Plan (TPLN22-0007)
- Tentative Partition Plat (PART22-0002)

At the December 11 public hearing, the applicant expressed interest in further discussion with City staff about the proposed conditions of approval for infrastructure improvements. City staff met with the applicant on December 27, 2023 to discuss options for these conditions. To allow additional time for discussion between staff and the applicant, the applicant requested that the public hearing be continued to a date certain of February 12, 2024. The DRB will need to make a motion at the January 8, 2024 meeting to continue this public hearing.

Because the 120-day period, including previously requested extensions, within which a decision must be made on the application expires on February 23, 2024, the applicant has requested an additional waiver of the 120-day rule, giving the City through April 5, 2024 to make a final decision on the application. Therefore, continuing the DRB public hearing to February 12, 2024, is well within the extended 120-day review period.