

## DEVELOPMENT REVIEW BOARD MEETING

MONDAY, MARCH 27, 2023

6:30 PM

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*The scheduled and noticed hearing below has been cancelled and will be rescheduled and re-noticed for a new hearing date. No action by the board is required.*

### Public Hearing:

4. **Resolution No. 411. Delta Logistics Site Expansion.** The applicant is requesting approval of a Stage 1 Preliminary Plan, Stage 2 Final Plan Modification, Site Design Review, Waivers, Class 3 Sign Permit, Type C Tree Removal Plan, Standard SROZ Map Verification, Standard SRIR Review and Variance for Development of a 58,116 square foot warehouse / manufacturing building with accessory office space at 9710 SW Day Road, and minor site modifications at 9835 SW Commerce Circle.

### Case Files:

#### DB22-0007 Delta Logistics Site Expansion

- Stage 1 Preliminary Plan (STG122-0005)
- Stage 2 Final Plan (STG222-0006)
- Site Design Review (SDR22-0006)
- Waivers (WAIV22-0001)
- Class 3 Sign Permit (SIGN22-0004)
- Type C Tree Removal Plan (TPLN22-0005)
- Standard SROZ Map Verification (SROZ22-0006)
- Standard SRIR Review (SRIR22-0004)
- Variance (VAR22-0001)

***This item is being rescheduled to a date to be determined (TBD).***



## Planning Division Memorandum

**From:** Cindy Luxhoj AICP, Associate Planner  
**To:** Development Review Board Panel B  
**Date:** March 27, 2023  
**RE:** DB22-0007 Delta Logistics Site Expansion – Request to Reschedule Public Hearing

The DB22-0007 Delta Logistics Site Expansion application includes the following requests:

- Stage 1 Preliminary Plan (STG122-0005)
- Stage 2 Final Plan (STG222-0006)
- Site Design Review (SDR22-0006)
- Waivers (WAIV22-0001)
- Class 3 Sign Permit (SIGN22-0004)
- Type C Tree Removal Plan (TPLN22-0005)
- Standard SROZ Map Verification (SROZ22-0006)
- Standard SRIR Review (SRIR22-0004)
- Variance (VAR22-0001)

This application was originally scheduled for public hearing before Development Review Board (DRB) Panel B on January 23, 2023. However, after City staff met with the applicant on January 4, 2023, about anticipated denial of the variance request (VAR22-0001), the public hearing was rescheduled to a future date to allow sufficient time for the applicant to revise their plans.

The applicant's revised plans, which were subsequently submitted, include three site design options related to the SROZ; however, all three options develop the remainder of the site in the same way, with semi-tractor trailer parking/storage in the center and an industrial building on the east of the site. This common design includes a retaining wall along the north, east and south sides of the building with a maximum height of roughly 18 feet, for which the applicant has requested a waiver to the Coffee Creek Industrial Design Overlay standards for retaining wall maximum height and design.

In reviewing the applicant's materials during preparation of the DRB staff report for the March 27, 2023 public hearing, City staff determined that it is not possible to recommend approval of this waiver request. Because addressing this concern likely will precipitate substantial revision to the applicant's site plans, delaying the DRB public hearing is necessary to provide adequate time for changes to be made. In addition, this delay will allow time to address other City staff concerns



such as those raised in the letter from the applicant's attorney Schwabe Williamson & Wyatt that City staff received on March 15, 2023, about undergrounding of utilities.

City staff has proposed a meeting with the applicant to discuss the above concerns. The applicant previously requested to extend the 120-day review period on this application to June 30, 2023. However, if needed, the review period could be extended to October 14, 2023, which is 365 days from to date the application was deemed complete. Therefore, rescheduling the DRB public hearing to a future date is well within the extended 120-day review period.