

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, JANUARY 23, 2023**

**6:30 PM**

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**Public Hearing:**

*This 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 required.*

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)



## Planning Division Memorandum

**From:** Cindy Luxhoj AICP, Associate Planner  
**To:** Development Review Board Panel B  
**Date:** January 12, 2023  
**RE:** DB22-0007 Delta Logistics Site Expansion – Request to Reschedule Public Hearing to Panel A on February 13, 2023

The DB22-0007 Delta Logistics Site Expansion application was scheduled for public hearing before Development Review Board (DRB) Panel B on January 23, 2023. Requests for this application include:

### 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)

City staff met with the application on January 4, 2023, specifically about the variance request (VAR22-0001) to allow crossing of the Significant Resource Overlay Zone (SROZ) to access a developable portion of the project site. At this meeting, staff informed the applicant that the recommendation would be to deny the variance request, whereupon the applicant requested that the public hearing be rescheduled to February 13, 2023. Rescheduling will allow the applicant sufficient time to revise their plans to remove the SROZ crossing and redesign associated proposed site improvements.

Because the 120-day period within which a decision must be made on the application expires on February 11, 2023, the applicant has requested a waiver of the 120-day rule. They are giving the City through March 30, 2023, within which to make a final decision on the application. Therefore, rescheduling the DRB public hearing to February 13, 2023, is well within the extended 120-day review period.