



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 3R, Block B of Regency Business Park Phase One for the development of an office/warehouse use. Property located on 1.949 acres at 117 Regency Drive and 25 Steel Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Aktrian Holdings & Wylie Economic Development Corporation

APPLICANT: JP Engineering

The applicant is proposing to develop four office/warehouse facilities that measure a total building area of 17,724 sq.ft. on Lot 3R, Block B of Regency Business Park Phase One on 1.949 acres located at 117 Regency Drive. The site currently contains an existing structure that measures 4,500 sf.

The proposed use for the site is for office/warehouse shell space development. The proposed use is allowed by-right uses within the Light Industrial zoning district.

The Replat for this development is also on the consent agenda which dedicates a fire lane and utility easements and combines Lot 3 and Lot 4, Block B of Regency Business Park to create Lot 3R Block B of Regency Business Park.

The development is providing 41 parking spaces with three being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

The site is to be accessed by a fire lane with entrances from Regency Drive and from Steel Road. A detention pond is also provided as an on-site drainage solution located on the north of the site.

The site provides 10,181 sq.ft. of landscaping being approximately 12% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage, parking areas and along the southern and eastern boundaries.

The structure's exterior material consists of brick and metal panels. The elevations provide an architectural offset along the front elevation and awnings above the entrances and loading doors.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.