

**16675 Addison Road
PD Amendment
(1886-Z)**



ADDISON

Case 1886-Z 16675 Addison Road PD Amendment

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LOCATION:

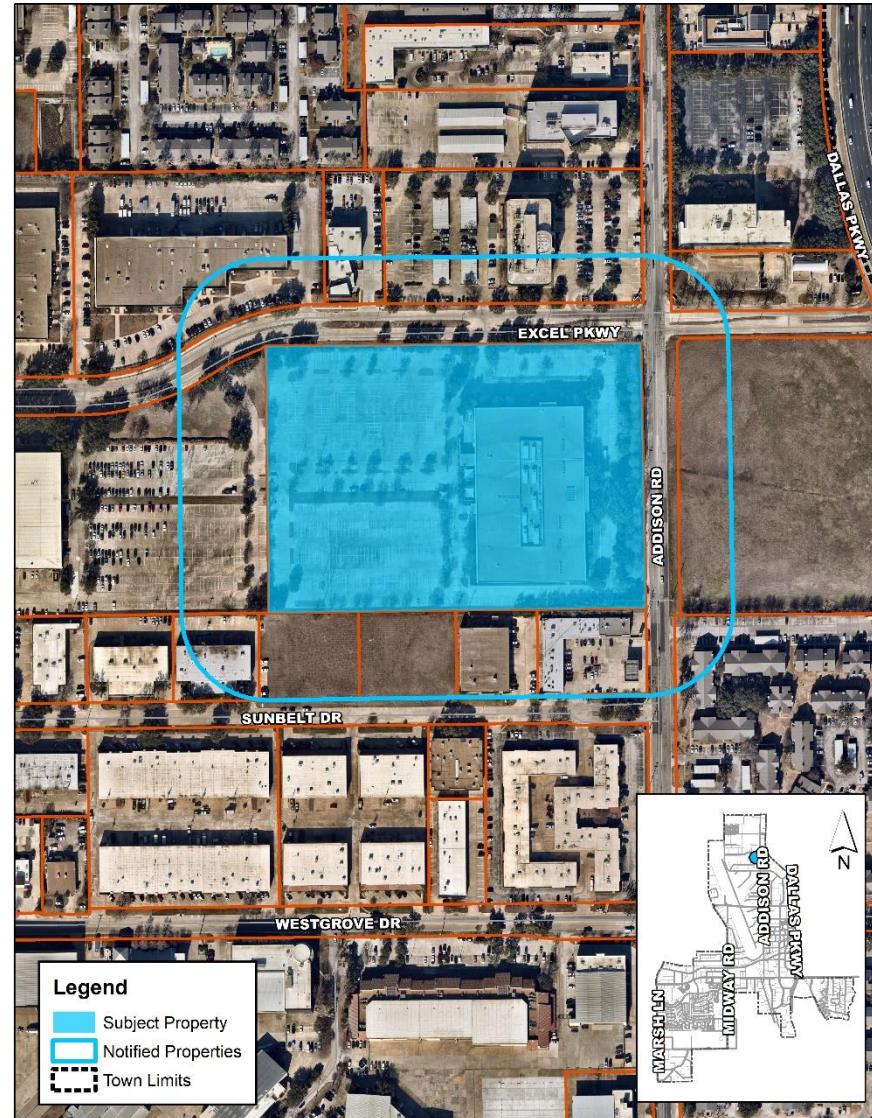
16675 Addison Road

REQUEST:

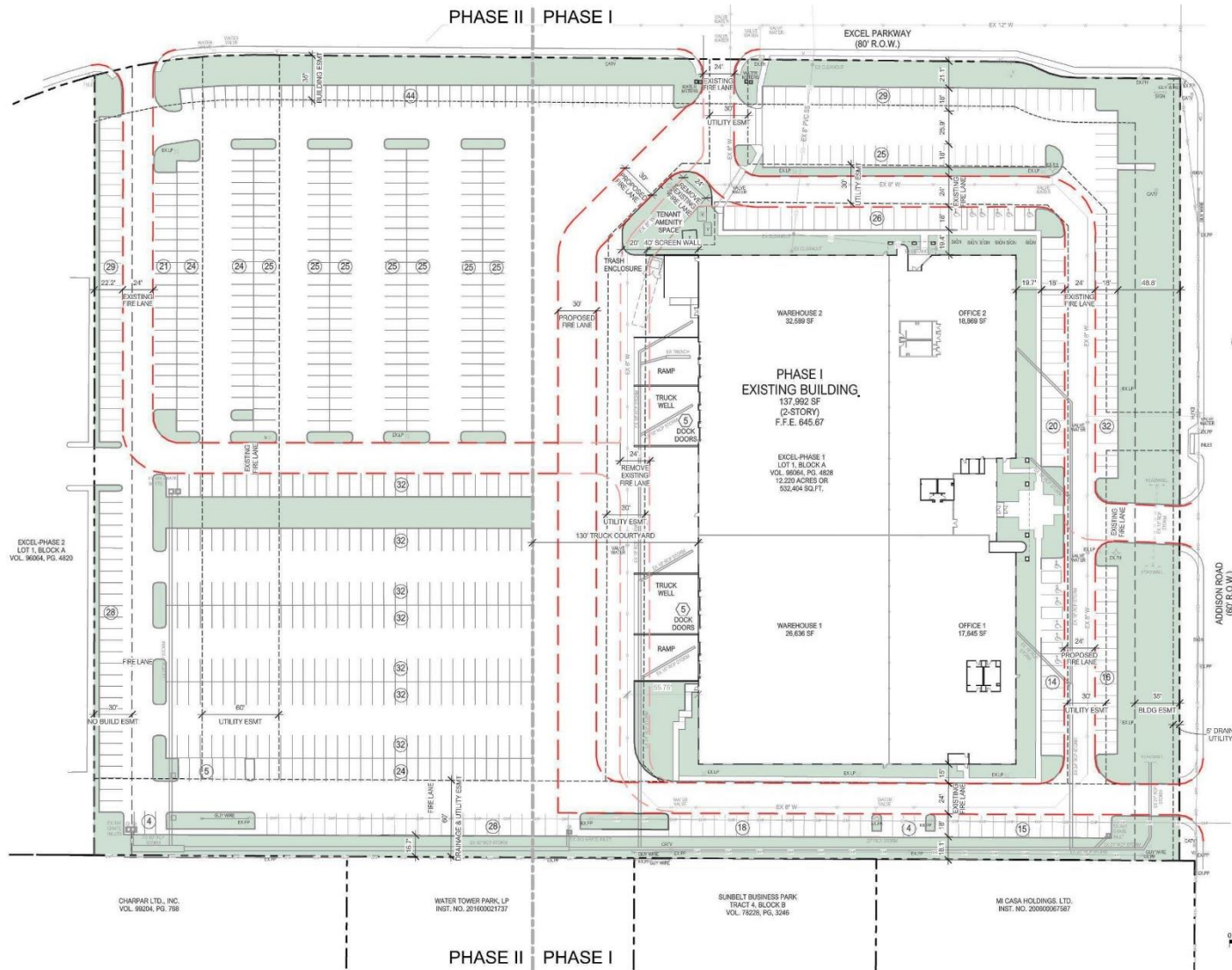
Approval of a PD Amendment for PD District, Ord. No. 085-093, as amended by Ord. Nos. 095-054 and 096-006, to modify permitted uses, development standards, and development plans for the conversion of an existing call center site to a multi-building office/warehouse development with associated site improvements.

ACTION REQUIRED:

Discuss, consider, and take action on compliance with the PD, Development Standards, and other Town requirements, where applicable.



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PROJECT HISTORY:

1885 – Rezoned from Commercial to PD

1995 – PD Amendment to approve updated permitted uses, development standards, & development plans.

1996 – PD Amendment to revise development standards & development plans.

Present – PD Amendment to approve updated permitted uses, development standards, & development plans.

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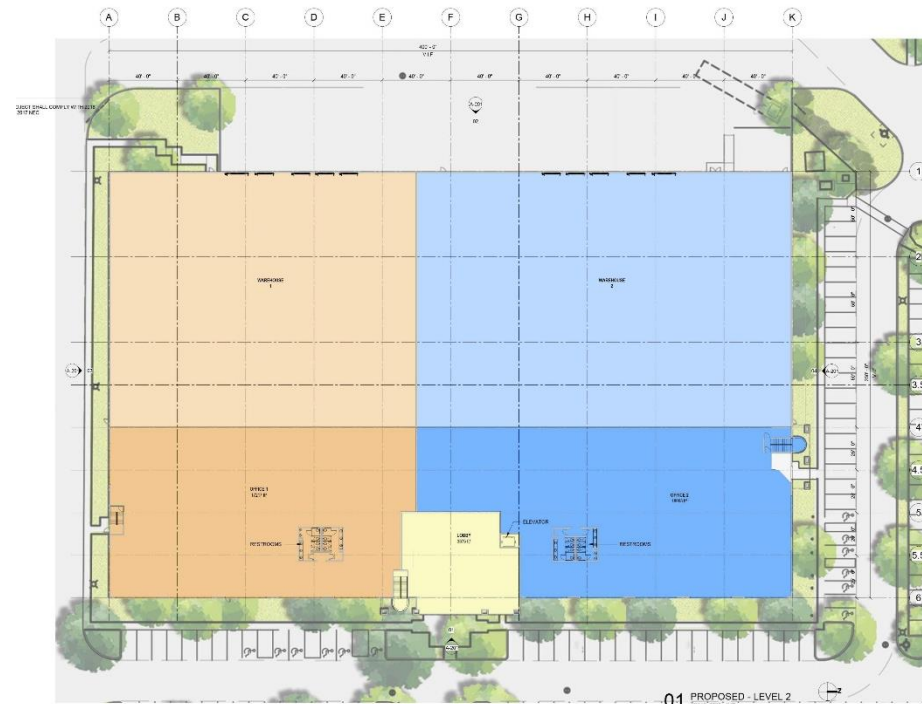


PHASE I - FLOOR PLAN:

- 137,992 SF (2-story) Office/Warehouse
- 1st Floor – Lobby / Office / Warehouse
- 2nd Floor – Lobby / Office



1st Floor



2nd Floor

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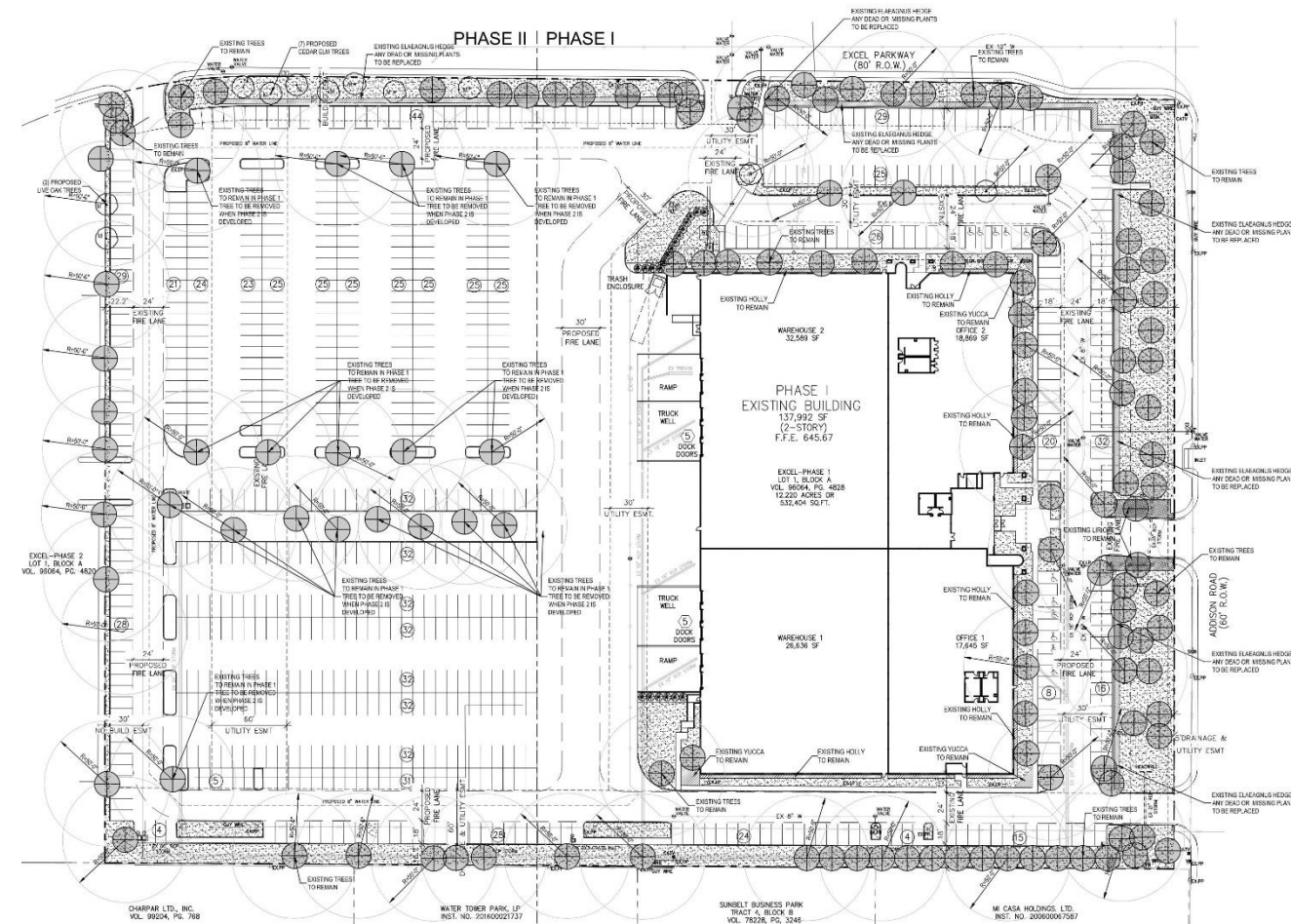
PHASE I - PARKING:

Proposed parking ratio is 1 space for each 1,000 SF. The site exceeds the parking ratio by 61 spaces (138 space are required).

PHASE I - OPEN SPACE AND LANDSCAPE:

Phase I has exceeded open space and landscape buffer requirements. Compliance has not been requested within the existing parking lot proposed to be developed with Phase II.

15 trees (225 caliper inches) are proposed to be removed and mitigated via 9 replacement trees (36 caliper inches) and a \$36,288 fee in lieu of to the tree mitigation fund.

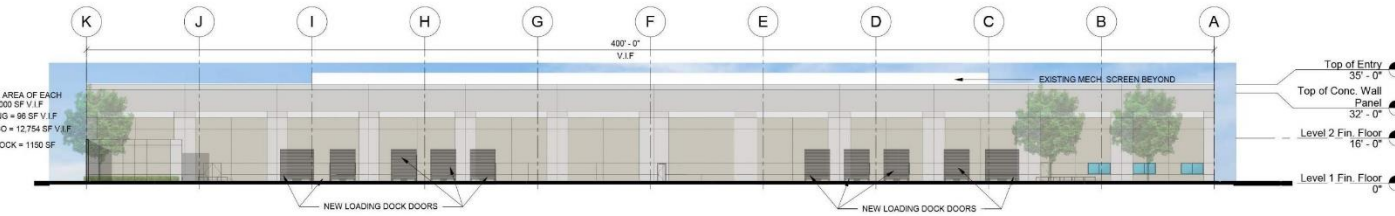


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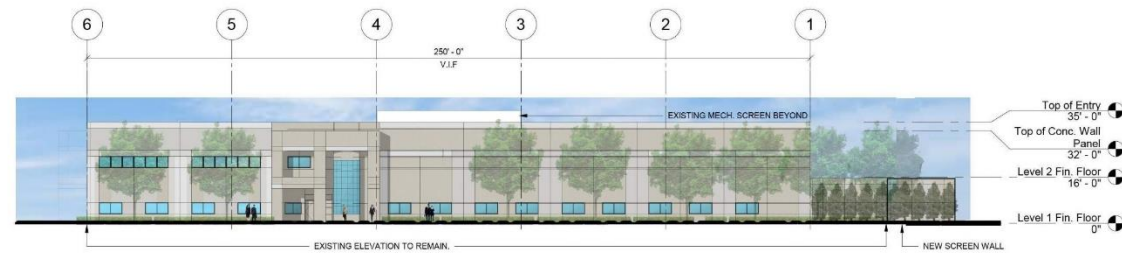
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PHASE I - EXTERIOR APPEARANCE:

- Existing north, east, and south elevations to remain.
- West elevation will be altered to accommodate a maximum of 10 dock doors.
- Existing 16-foot-tall screening wall, visible on north elevation, will be extended.
- Façade plan complies with Town requirements.



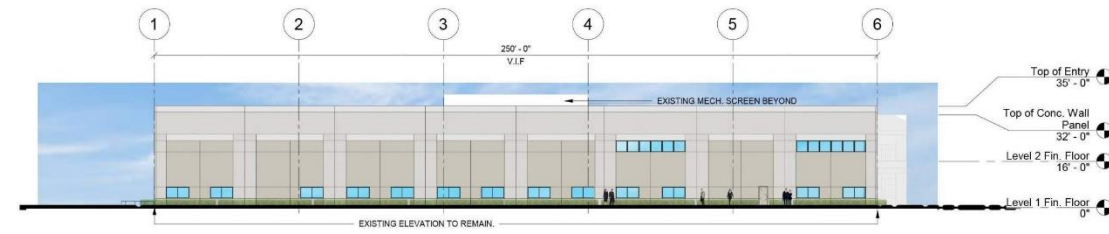
02 PROPOSED - ELEVATION WEST
SCALE: 3/64" = 1'-0"



04 PROPOSED - ELEVATION NORTH
SCALE: 3/64" = 1'-0"



01 EXISTING - ELEVATION EAST
SCALE: 3/64" = 1'-0"



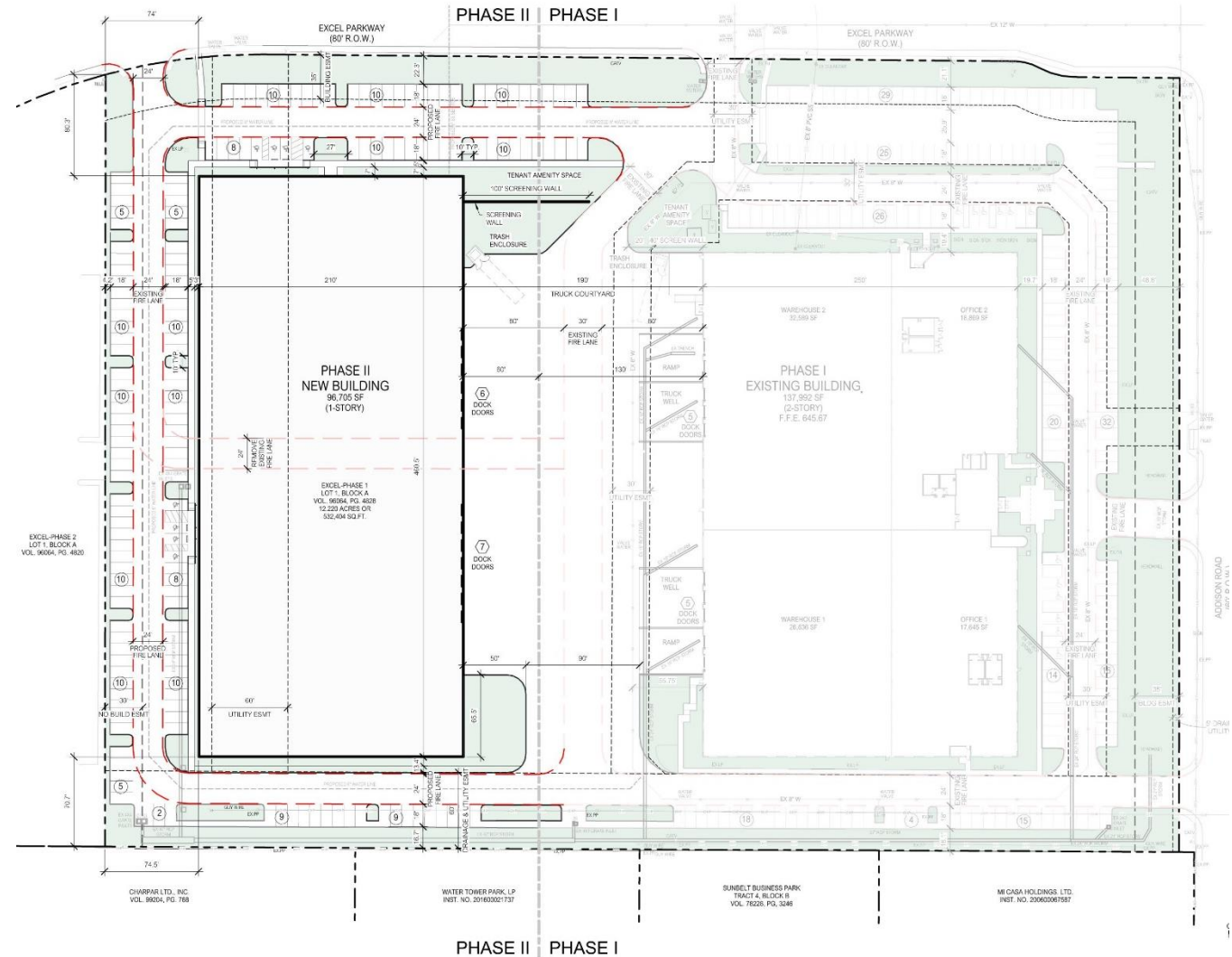
03 EXISTING - ELEVATION SOUTH
SCALE: 3/64" = 1'-0"

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PHASE II – CONCEPT PLAN:

- Proposed 97,000 SF Office/Warehouse Structure with Service/Loading Area
- Proposed development standards:
 - Limit maximum tenant square footage;
 - Ensures entry along Excel Pkwy;
 - Require a 400 SF amenity area; &
 - Require screening of service area(s).
- Development Plan Approval will be required prior to construction of Phase II.



PERMITTED USES & DEVELOPMENT STANDARDS:

- **Permitted Uses:**
 - All uses identified within Commercial-1 District
 - Production, Light Assembly, or R&D of Paper Goods, Technology Products, Medical Devices, Design Services, or Similar Materials.
- **Parking:** Establishes ratio of 1 space for each 1,000 SF.
- **Outside Storage:** Outside Storage prohibited, except registered and operable trailers not visible from ROW.
- **Loading & Unloading:**
 - All loading/unloading areas must be screened from ROW.
 - Maximum of 23 dock doors (10 for Phase I and 13 for Phase II).
- **Amenity Area:** Amenity areas are required within each Phase. Tenant can determine improvements with Building Permit.

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 13

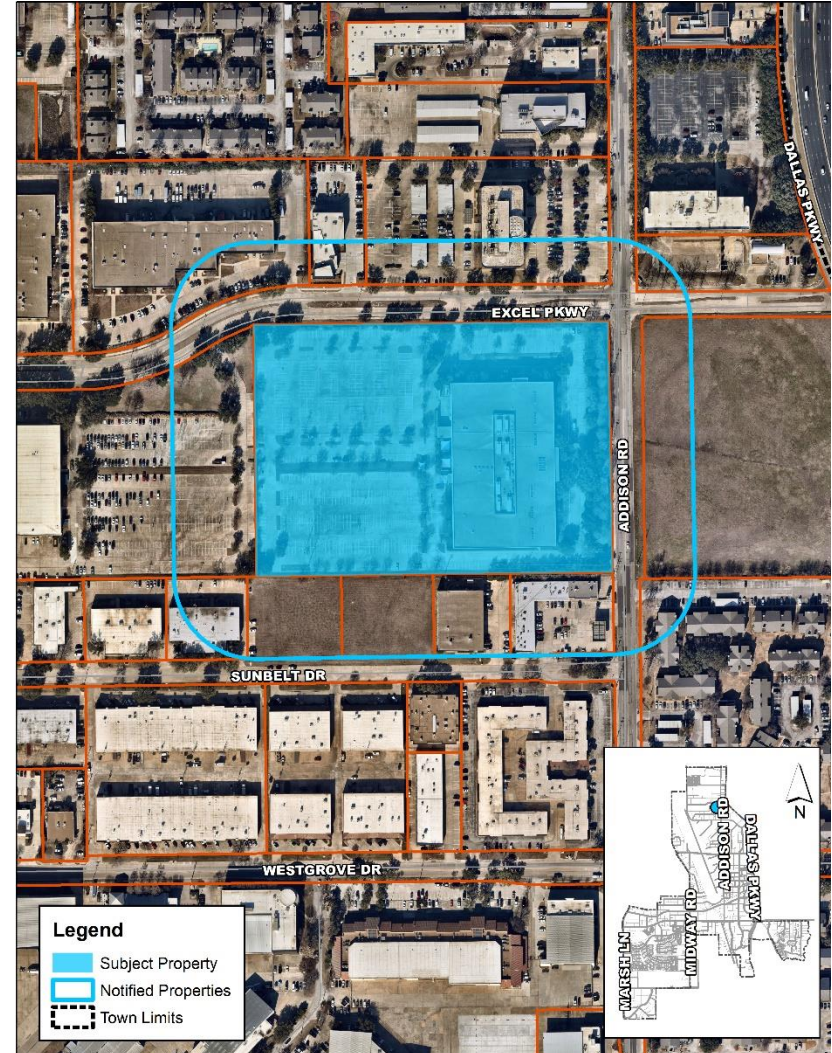
FOR: None

AGAINST: None

NEUTRAL: None

PLANNING & ZONING COMMISSION ACTION:

Approval: 6-0



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RECOMMENDATION:

Staff recommends **approval of the Planned Development Amendment, to include the Use and Development Conditions, Concept Plan, and Development Plans.**