

**16675 Addison Road, Phase II
PD Amendment
(1900-Z)**



ADDISON

Case 1900-Z 16675 Addison Road, Phase II

ADDISON

LOCATION:

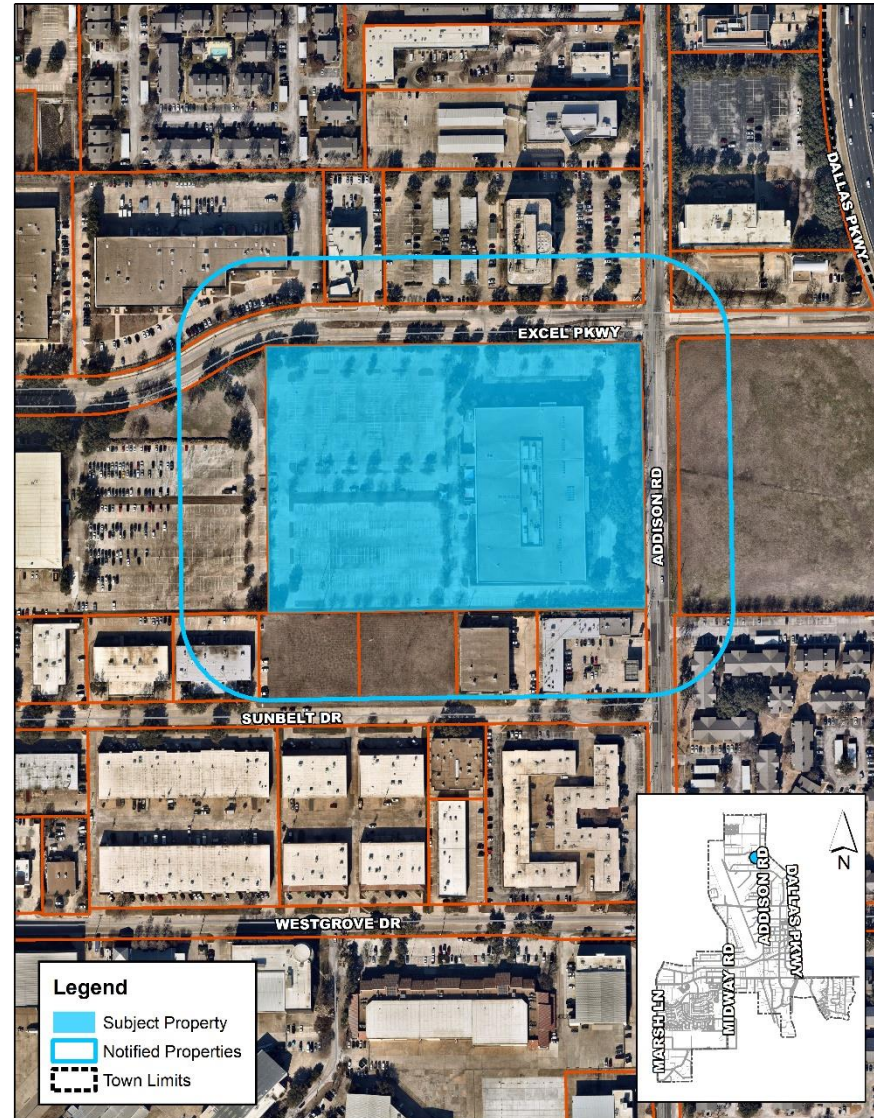
16675 Addison Road

REQUEST:

Approval of a PD Amendment for PD District, Ord. No. 023-32, to modify development standards and development plans for a new office/warehouse development with associated site improvements.

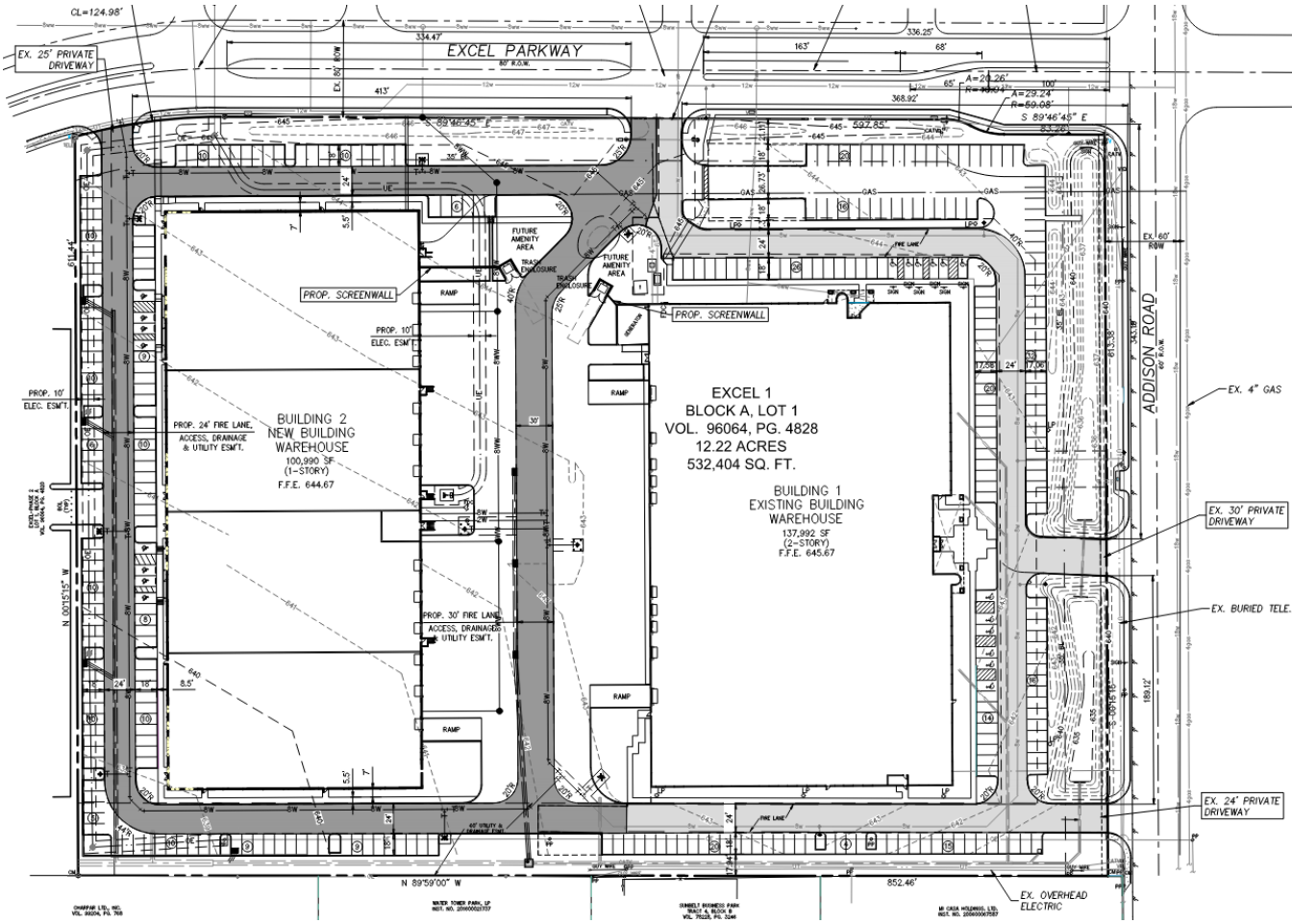
ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed development standard modifications, and development plan compliance with the permitted uses, proposed development standards, and other Town requirements, where applicable.



Case 1900-Z 16675 Addison Road, Phase II

ADDISON



PROJECT HISTORY:

1985 – 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.

2023 – PD, Ord. No. 023-32 to approve permitted uses, development standards, development plans, and concept plan.

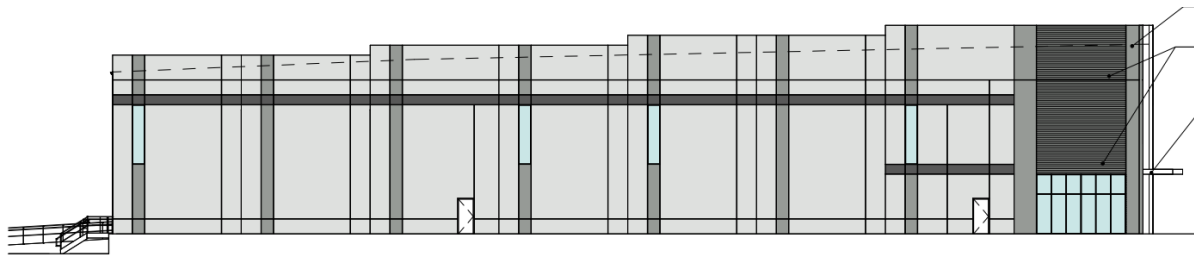
Present – PD Amendment to update development standards and development plan.

Case 1900-Z 16675 Addison Road, Phase II

ADDISON

DEVELOPMENT STANDARD MODIFICATIONS:

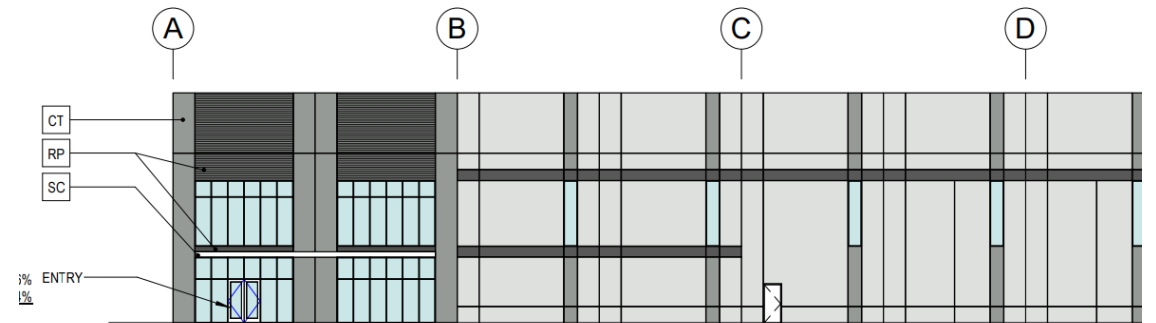
- Floor Plan:
 - 495 square foot increase to maximum tenant occupancy within Phase II (from 50,000 square feet to 50,495 square feet); and
 - Allow doors or windows, providing access or visibility into a lobby or office space on the north façade of Phase II (allowing the primary suite entry to be located at the western building frontage)



3

EXTERIOR ELEVATION - NORTH

1" = 20'-0"



1

EXTERIOR ELEVATION - WEST

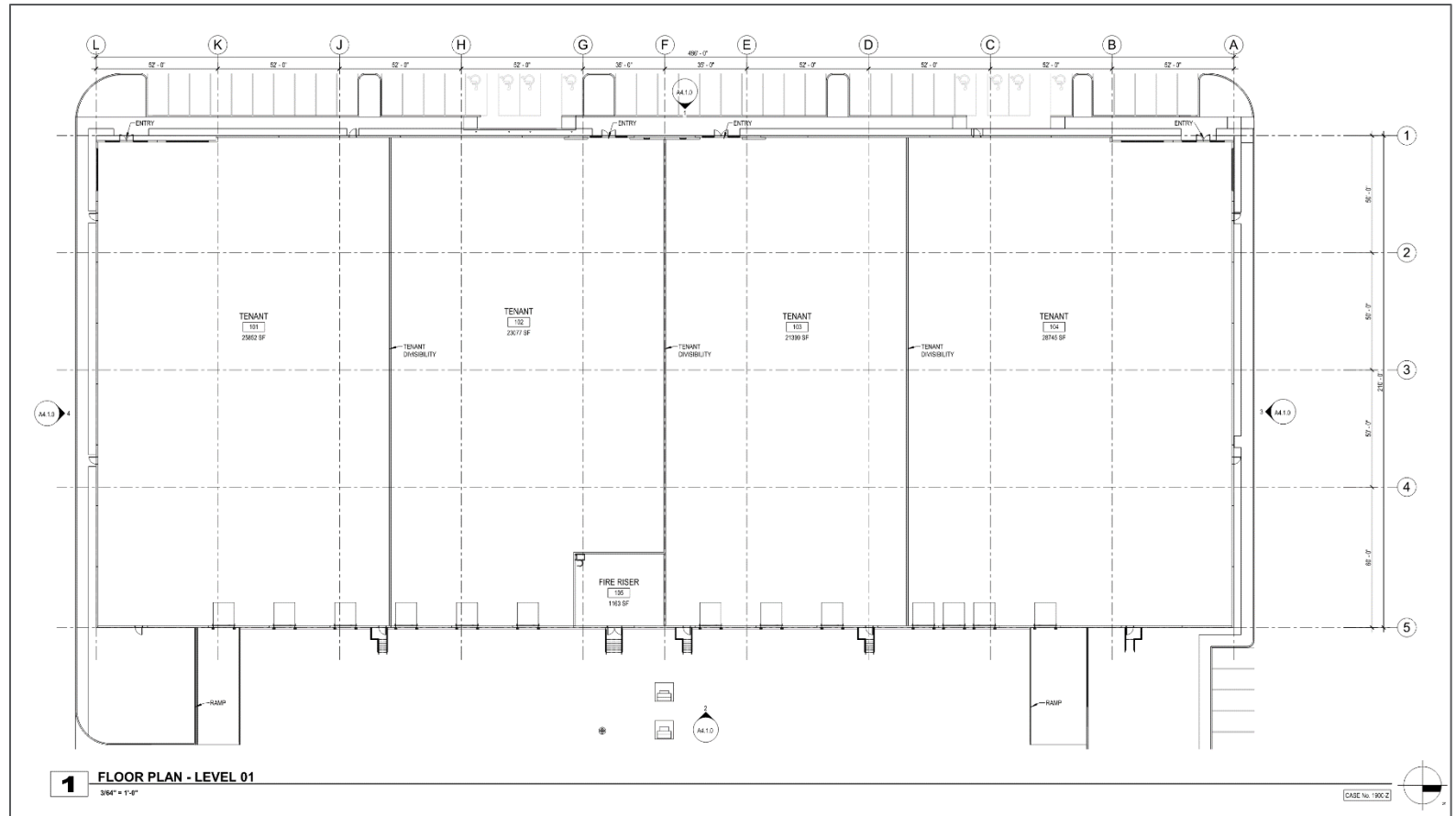
1" = 20'-0"

Case 1900-Z 16675 Addison Road, Phase II

ADDISON

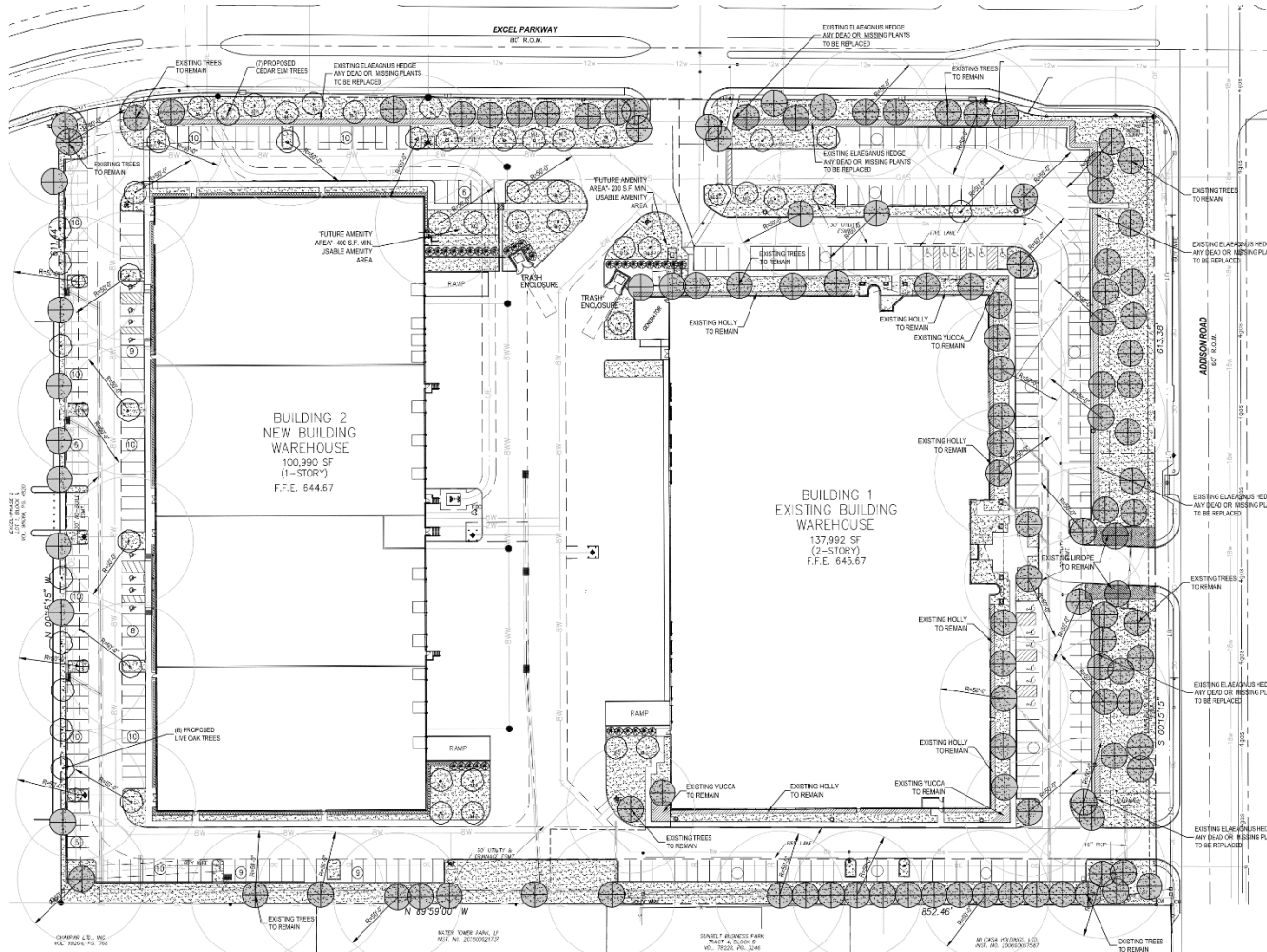
PHASE II - FLOOR PLAN:

- 100,990 SF (1-story)
Office/Warehouse
- 2-4 Tenants
- 13 Dock Doors



Case 1900-Z 16675 Addison Road, Phase II

ADDISON



PHASE II - PARKING:

The parking ratio is 1 space for each 1,000 SF. The site exceeds the parking ratio by 43 spaces (144 space are required).

OPEN SPACE AND LANDSCAPE:

The site has met the open space and landscape buffer requirements.

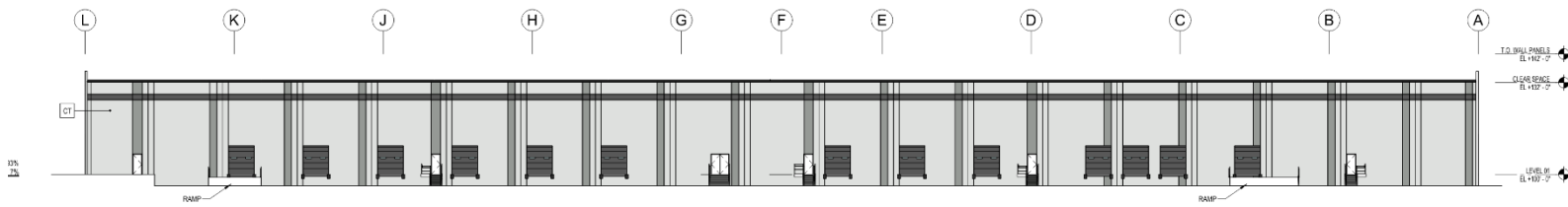
For Phase II, 304 caliper inches are proposed to be removed. Mitigation will include 80 caliper inches on site and 228 caliper inches paid in lieu of tree mitigation (\$43,776).

Case 1900-Z 16675 Addison Road, Phase II

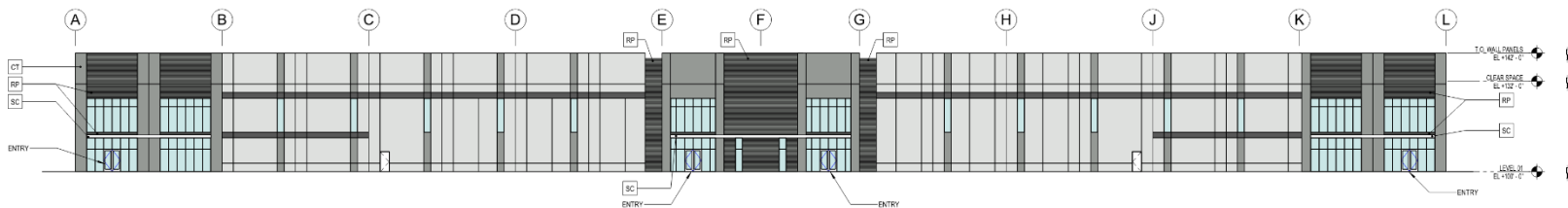
ADDISON

PHASE II - EXTERIOR APPEARANCE:

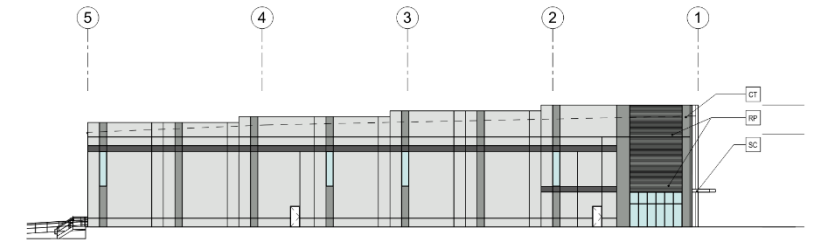
- Phase II will be consistent with the appearance of the existing building, Phase I.
- Façade plan complies with Town requirements.



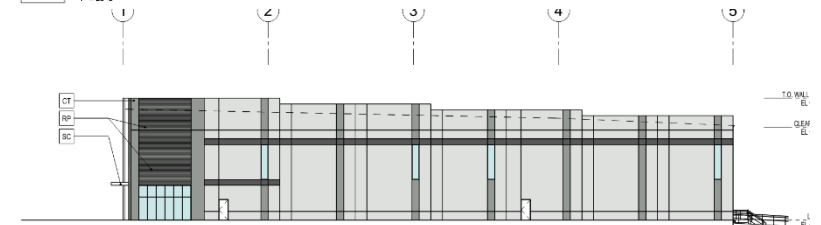
2 EXTERIOR ELEVATION - EAST
1" = 20'-0"



1 EXTERIOR ELEVATION - WEST
1" = 20'-0"



3 EXTERIOR ELEVATION - NORTH
1" = 20'-0"



4 EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

Case 1900-Z 16675 Addison Road, Phase II

ADDISON

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

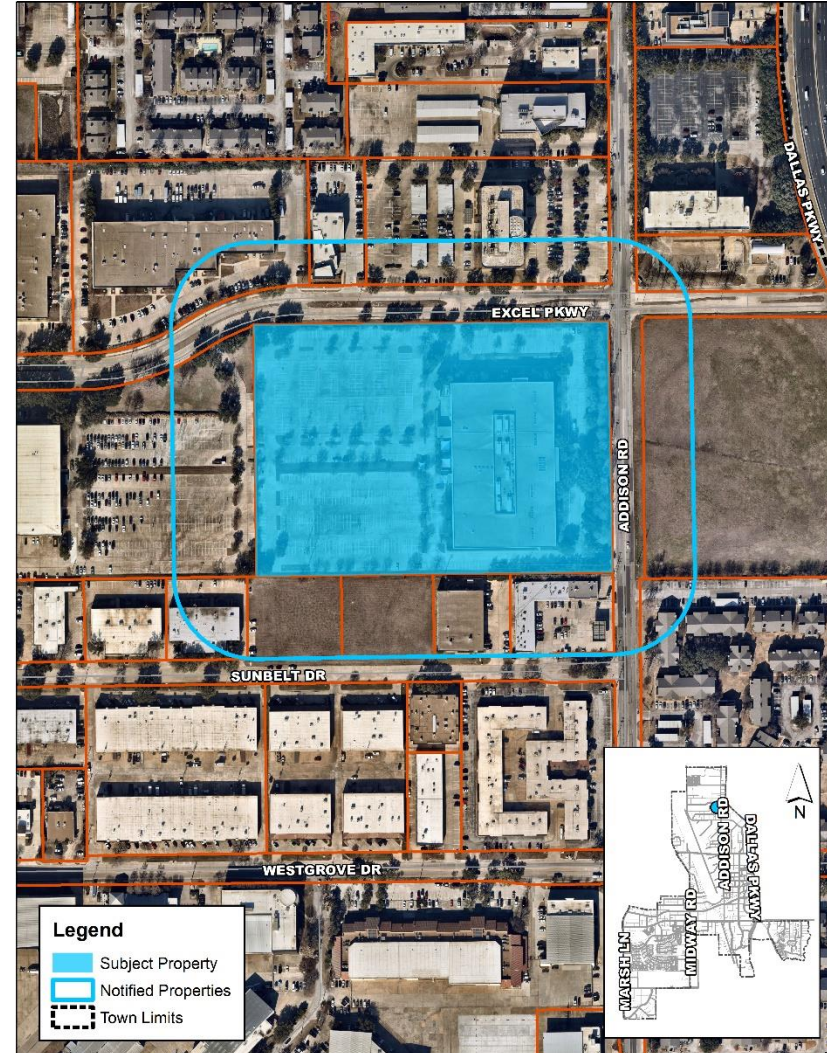
FOR: None

AGAINST: None

NEUTRAL: None

PLANNING & ZONING COMMISSION ACTION:

Approval: 6-0



Case 1900-Z 16675 Addison Road, Phase II

ADDISON

RECOMMENDATION:

Staff recommends **approval of the Planned Development Amendment.**