



CITY COUNCIL COMMUNICATION

December 4, 2008

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Mike Collins, Director of Planning and Development
REFERENCE NO: 08-12-SP

ACTION REQUESTED:

Motion to approve a Site Plan for Commercial Development proposed to be located on International/Regional Industrial Complex, Block E, Lot 6, 1350 Westpark Way, concurring with the Planning and Zoning Commission's 7-0 recommendation on December 2, 2008.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, Redifun Simulation, Inc. (RSI) represented by Neil Wheatley, is seeking approval of a Site Plan for an addition to an existing 17,570 square foot commercial building that was built originally for Krispy Kreme in 2000. RSI purchased the property and was issued a Certificate of Occupancy to occupy the existing building on July 25, 2006. Due to the success that the business has experienced, the owner has proposed to add on to the existing structure. The property is zoned I-2 Heavy Industrial.

Specifically, the applicant intends to construct a 7,935 square foot single story addition, with new 6" pavement to be constructed between the existing hammer head fire lane and the new building. The new space would include predominantly open warehouse space to be used to assemble and store flight simulation models. The addition is designed to match the architecture of the existing structure and will be 100% masonry construction through the use of true stucco, and featuring a metal roof. The new structure does not trigger requirements for additional landscaping, parking, or lighting. As is depicted on the Sheet 1 of the Site Plan exhibit, the hammer head fire lane will be extended southward to the south property line. The pavement is already constructed to satisfy fire lane standards. The current plat will be modified to reflect the fire lane extension. Current ingress/egress will be maintained.

The applicant is requesting no variances from any of the I-2 heavy Industrial district development standards.

The Planning and Zoning Commission recommends approval. The Development Review Committee (DRC) determined that the application was in substantial compliance with all technical requirements and recommended approval.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Total Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Exhibits
- Draft Minutes – P&Z
- Application
- Elevation
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office