

PL2024-038

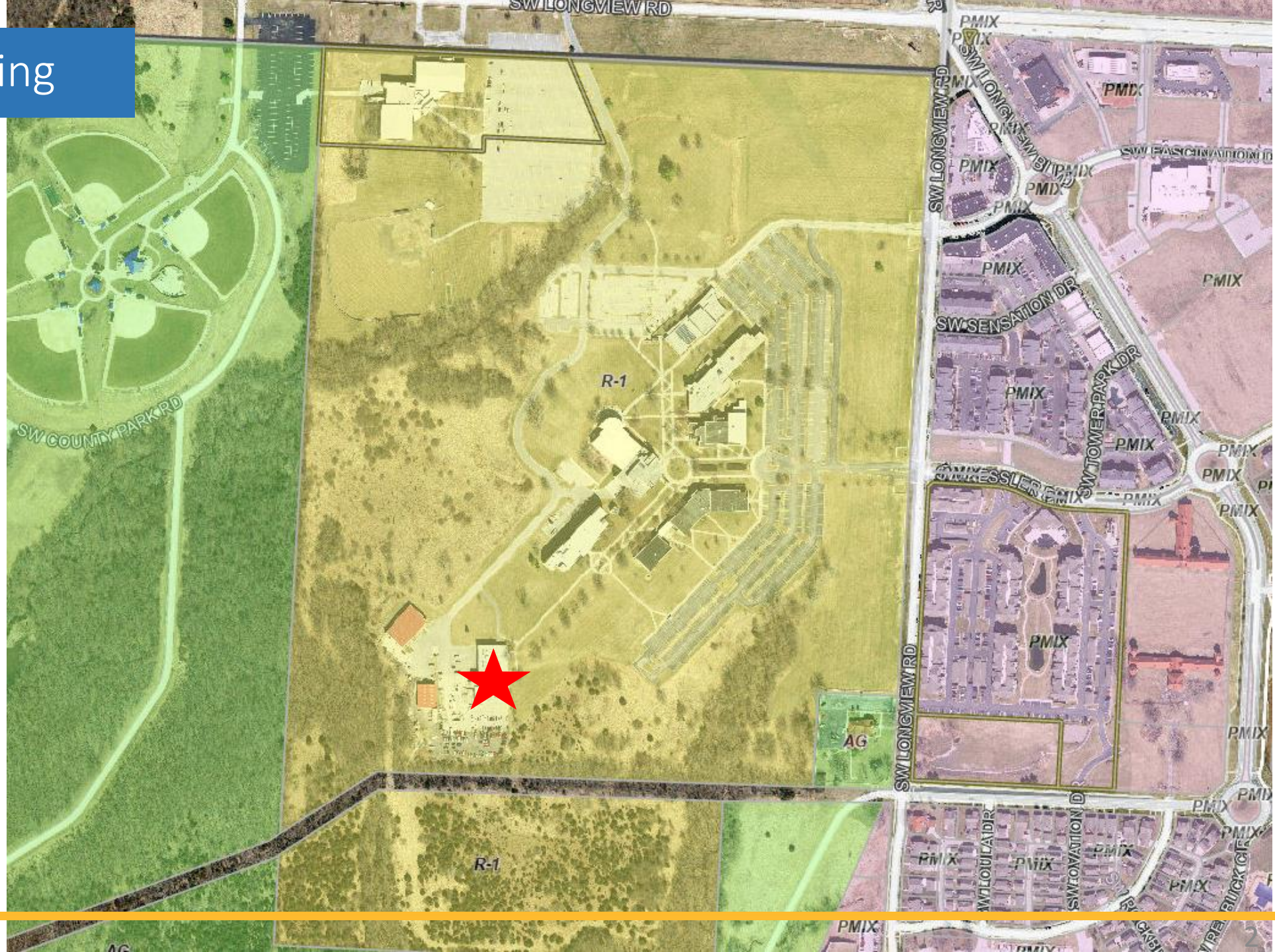
MCC Longview Automotive Institute

Preliminary Development Plan



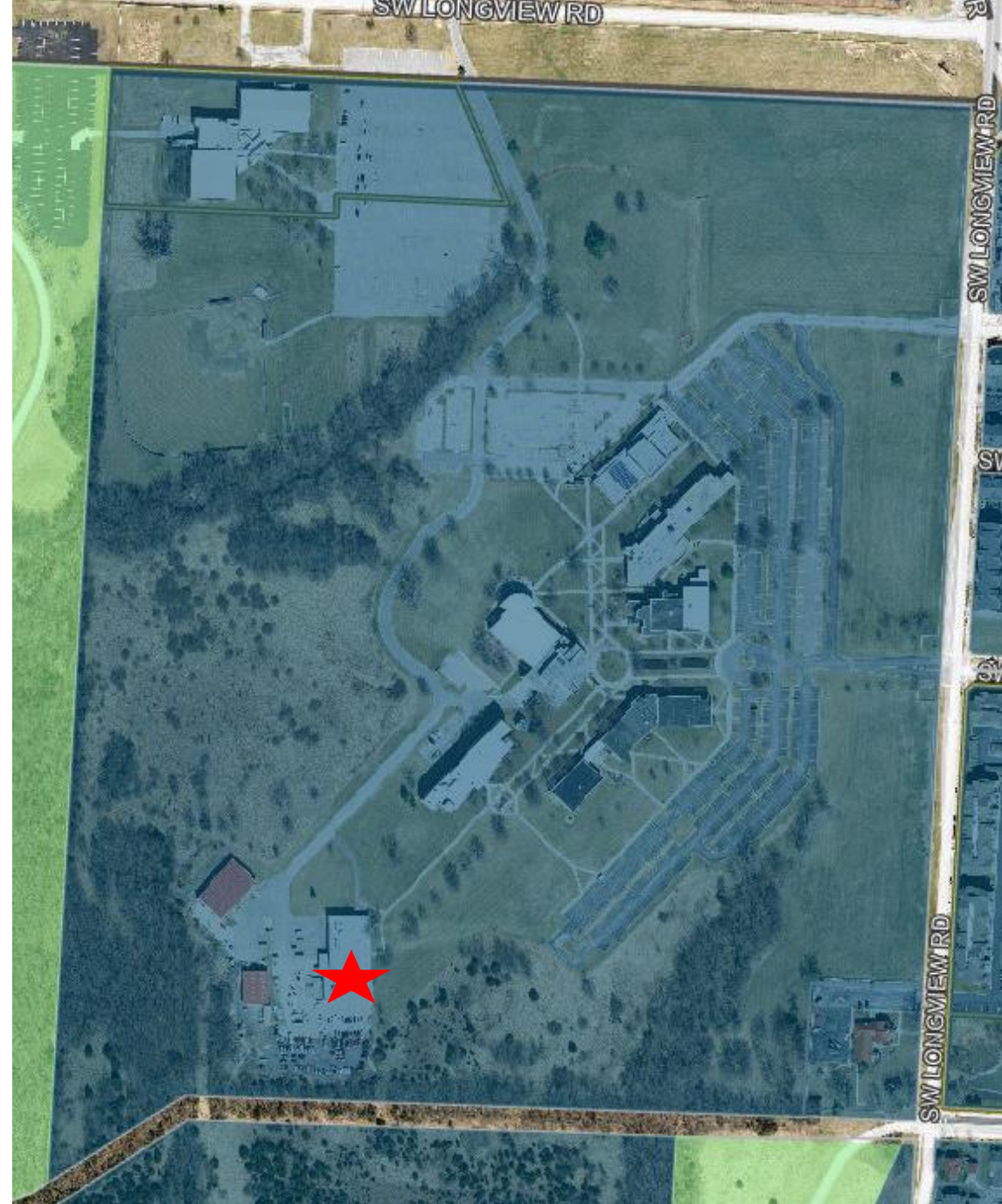
Surrounding Zoning

- Airport Zone
- Agricultural
- Planned Central Business District
- Planned Commercial Services
- Planned Neighborhood Commercial
- Planned Community Commercial
- Neighborhood Fringe Office
- Planned Industrial
- Planned Mixed Use
- Planned Office
- Planned Residential Office
- Single Family Residential
- Residential Large Lot
- Rural Density Residential
- Planned Single Family Residential
- Planned Two Family Residential
- Planned Residential Mixed Use
- Planned Apartment Residential
- Transitional Neighborhood Zone



Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Preliminary Development Plan

Zoning

- R-1 (existing)

Property Size

- 108.91 AC

Building Area

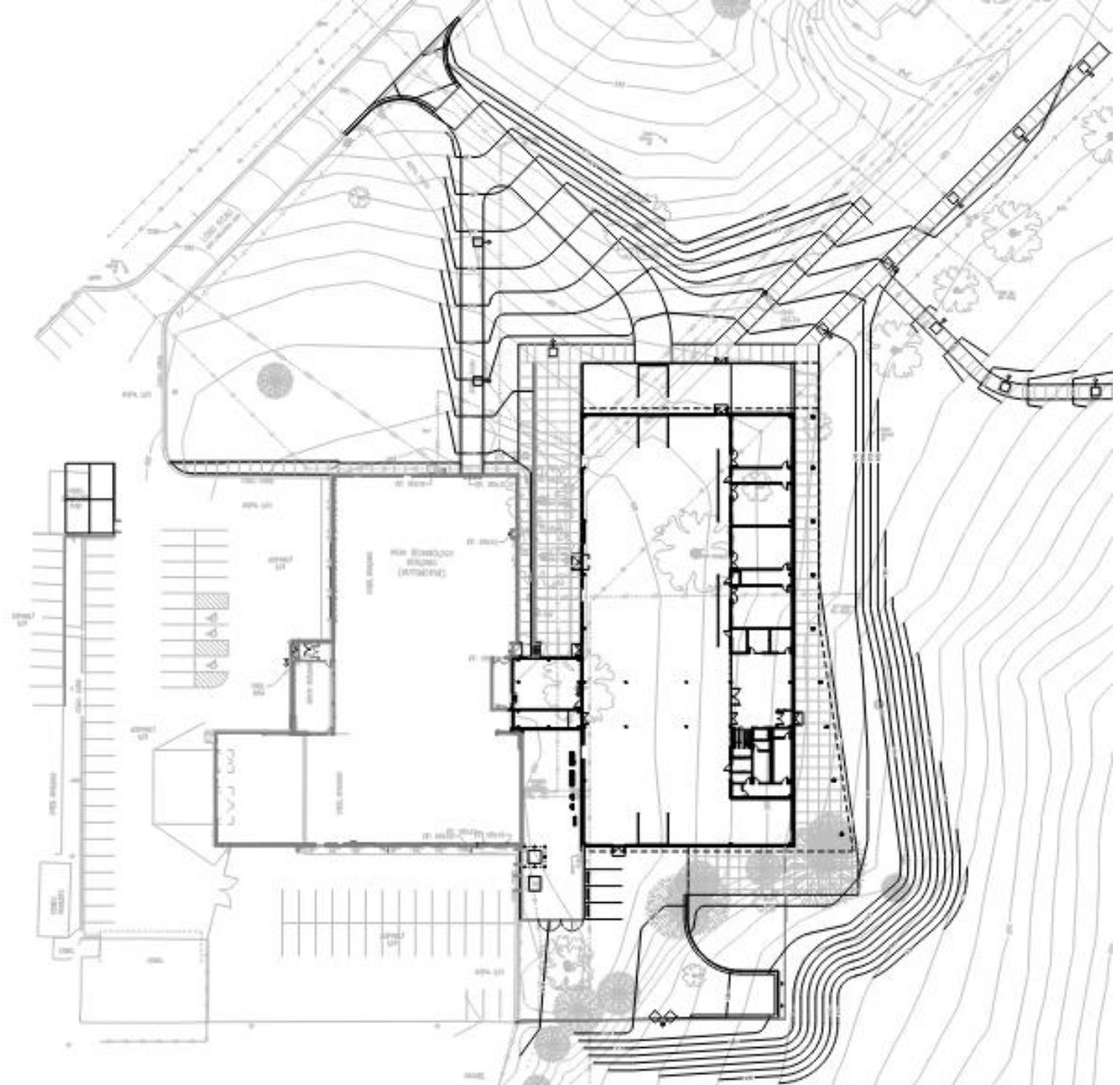
- 25,000 sq. ft. (existing)
- 36,000 sq. ft. (expansion)
- 67,000 sq. ft total

Building Height

- 37' 7"

Number of stories

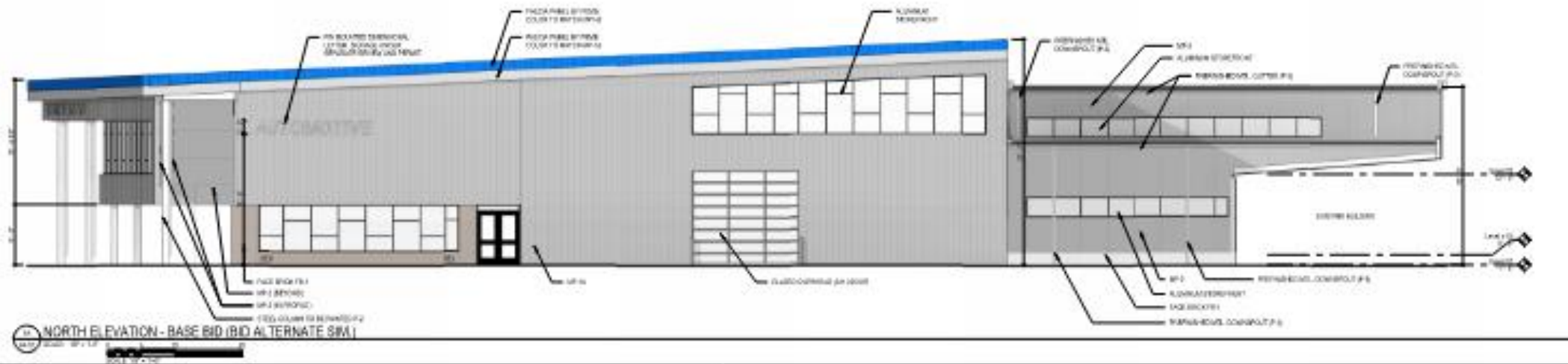
- 2 stories



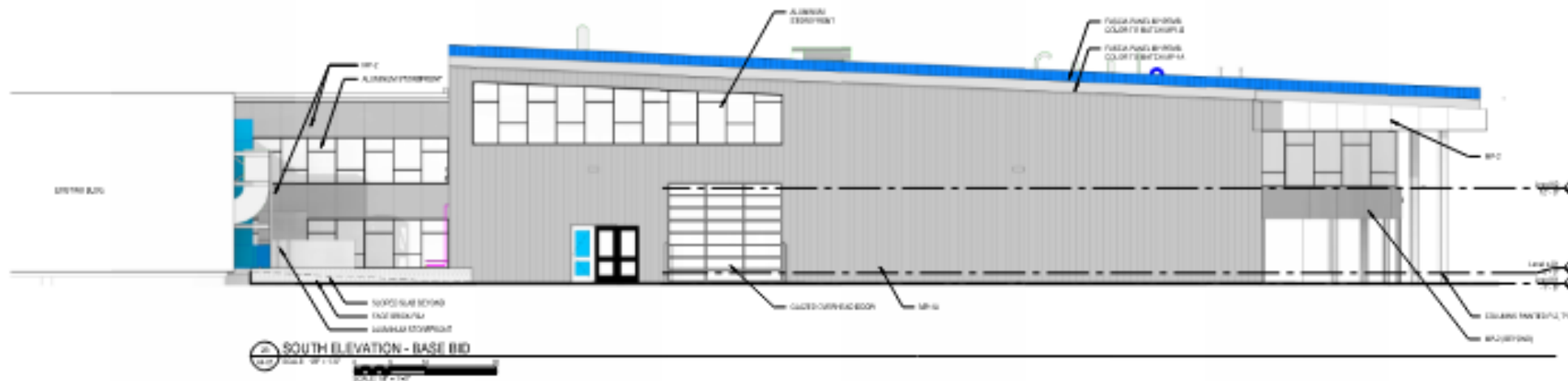
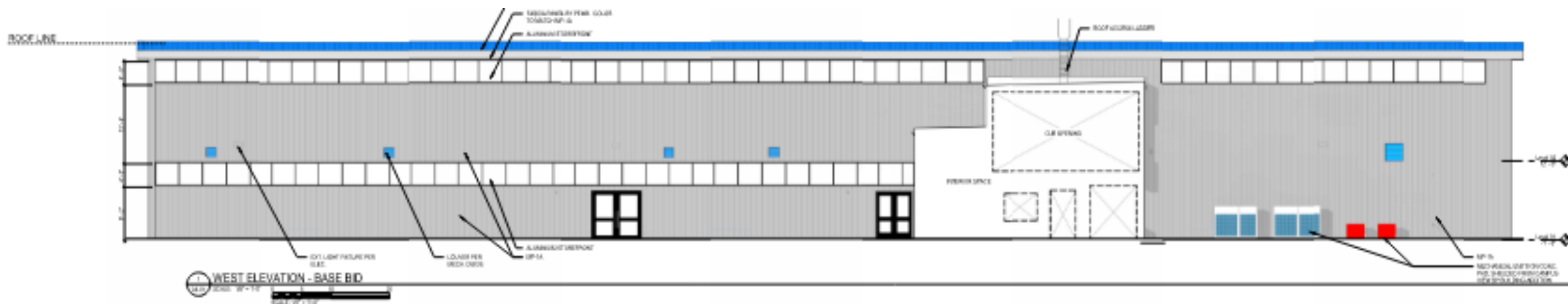
Façade Rendering



Architectural Elevations



Architectural Elevations



MATERIAL LEGEND

-  WALL PANELS - FORM RELEASE ON SITE TO BE TOUGHENED
-  METAL INSULATED PANEL (MIP) WITH POLYURETHANE INSULATION BASED ON MIP
-  METAL INSULATED PANEL (MIP) WITH POLYURETHANE INSULATION
-  MIP COMPOSITE WITH ALUMINUM PANELS AND ALUMINUM CURTAIN WALL SYSTEM (MIP) WITH POLYURETHANE INSULATION
-  MIP COMPOSITE WITH ALUMINUM PANELS, OPERATED WITH POLYURETHANE INSULATION
-  MIP COMPOSITE WITH ALUMINUM PANELS, OPERATED WITH POLYURETHANE INSULATION
-  MIP COMPOSITE WITH ALUMINUM PANELS, OPERATED WITH POLYURETHANE INSULATION

Conditional Material



1. Development shall be in accordance with the preliminary development plan dated March 22, 2024.

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