

PL2023-162

Tailormade
Landing
Preliminary
Development
Plan



Surrounding Zoning



Ignite! Land Use Map



Future Landuse

- 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

- PI

Property Size

- 3.31 AC

Building Area

- 48,885 sq. ft.

Building Height

- 37'

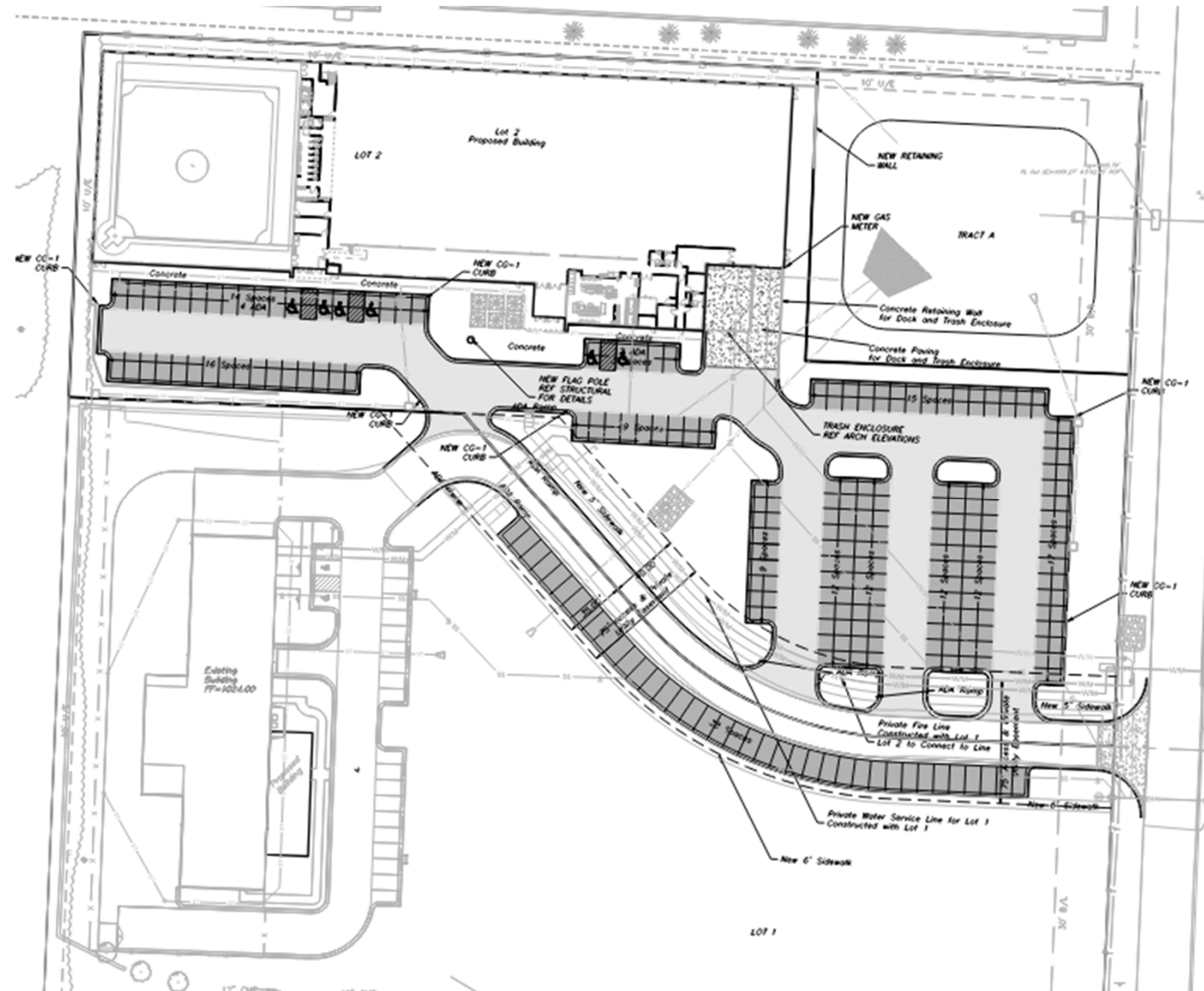
FAR

- 0.34

Parking

- 170 standard

- 6 ADA



Architectural Elevations

EXTERIOR ELEVATION MATERIALS



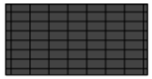
PRE-ENGINEERED METAL
PANEL 1, BY OTHERS.
COLOR: REGAL RED



PRE-ENGINEERED METAL
PANEL 2, BY OTHERS.
COLOR: CHARCOAL GRAY



EXTERIOR ARCHITECTURAL WALL
PANEL, BASIS OF DESIGN: NICHHA.
WOOD SERIES - ROUGHSAWN,
COLOR: ESPRESSO



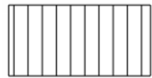
EXTERIOR ARCHITECTURAL WALL
PANEL, BASIS OF DESIGN: NICHHA.
FIBER CEMENT PANEL, SELECTION
BY OWNER



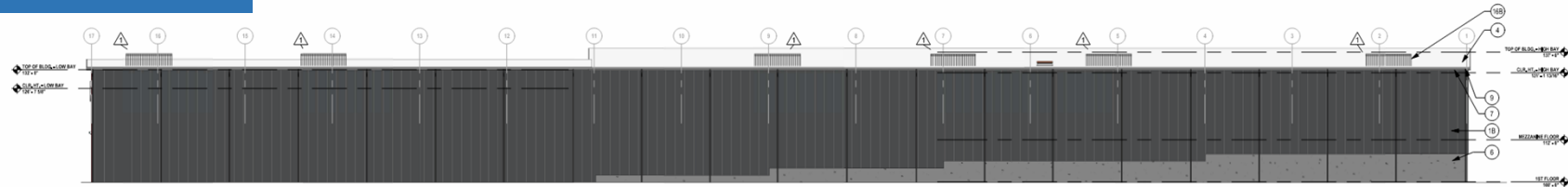
EXTERIOR ARCHITECTURAL
WALL PANEL, BASIS OF
DESIGN: OMNIS, STENI COLOUR
RAINSCREEN, COLOR: SN8007



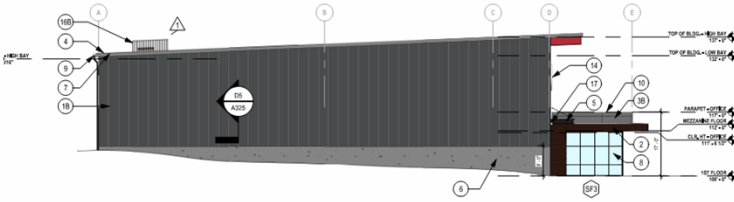
CONCRETE



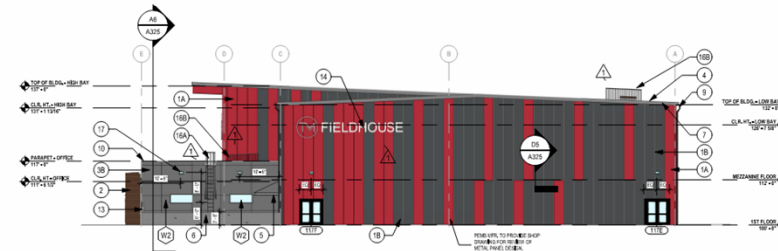
STANDING SEAM ROOF



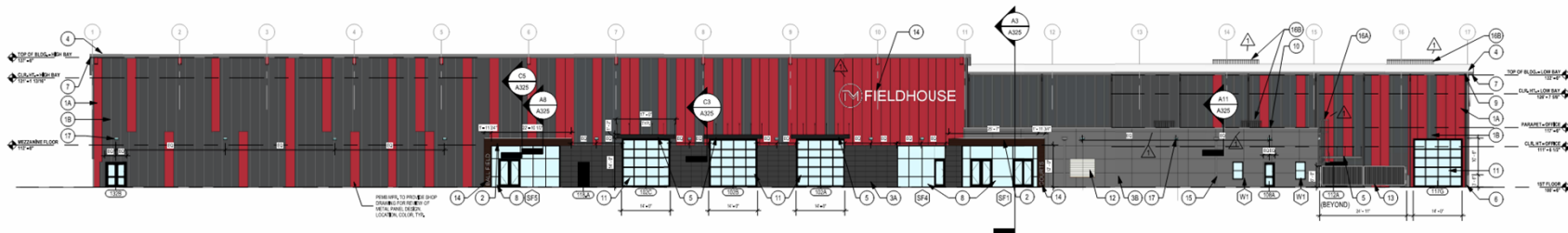
E10 NORTH ELEVATION
1/16" = 1'-0"



C10 WEST ELEVATION
1/16" = 1'-0"



C5 EAST ELEVATION
1/16" = 1'-0"



A10 SOUTH ELEVATION
1/16" = 1'-0"

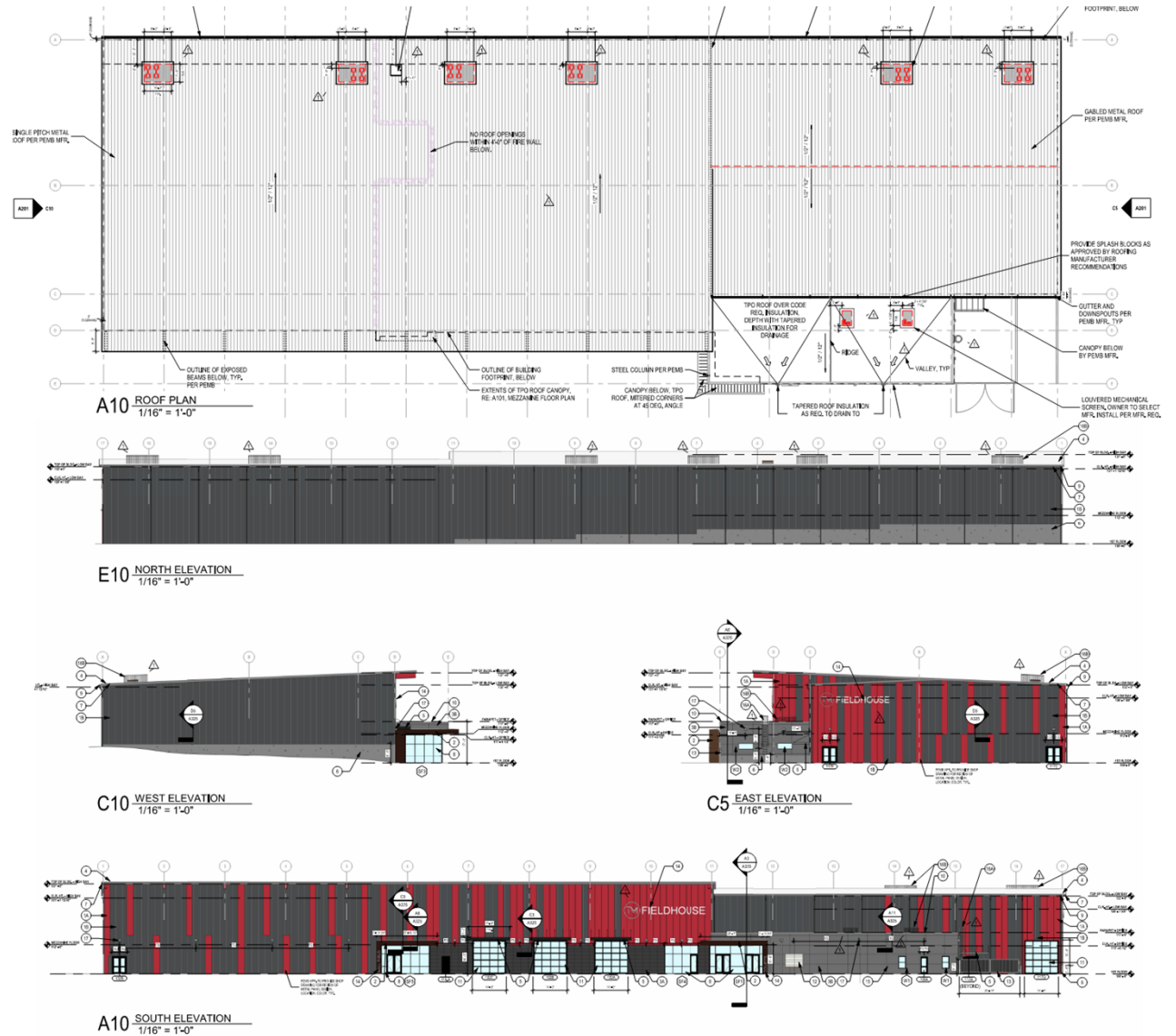
Modifications Request

Required –

All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.

Proposed –

The applicant has proposed to utilize bolt on screening in the place of a parapet wall.



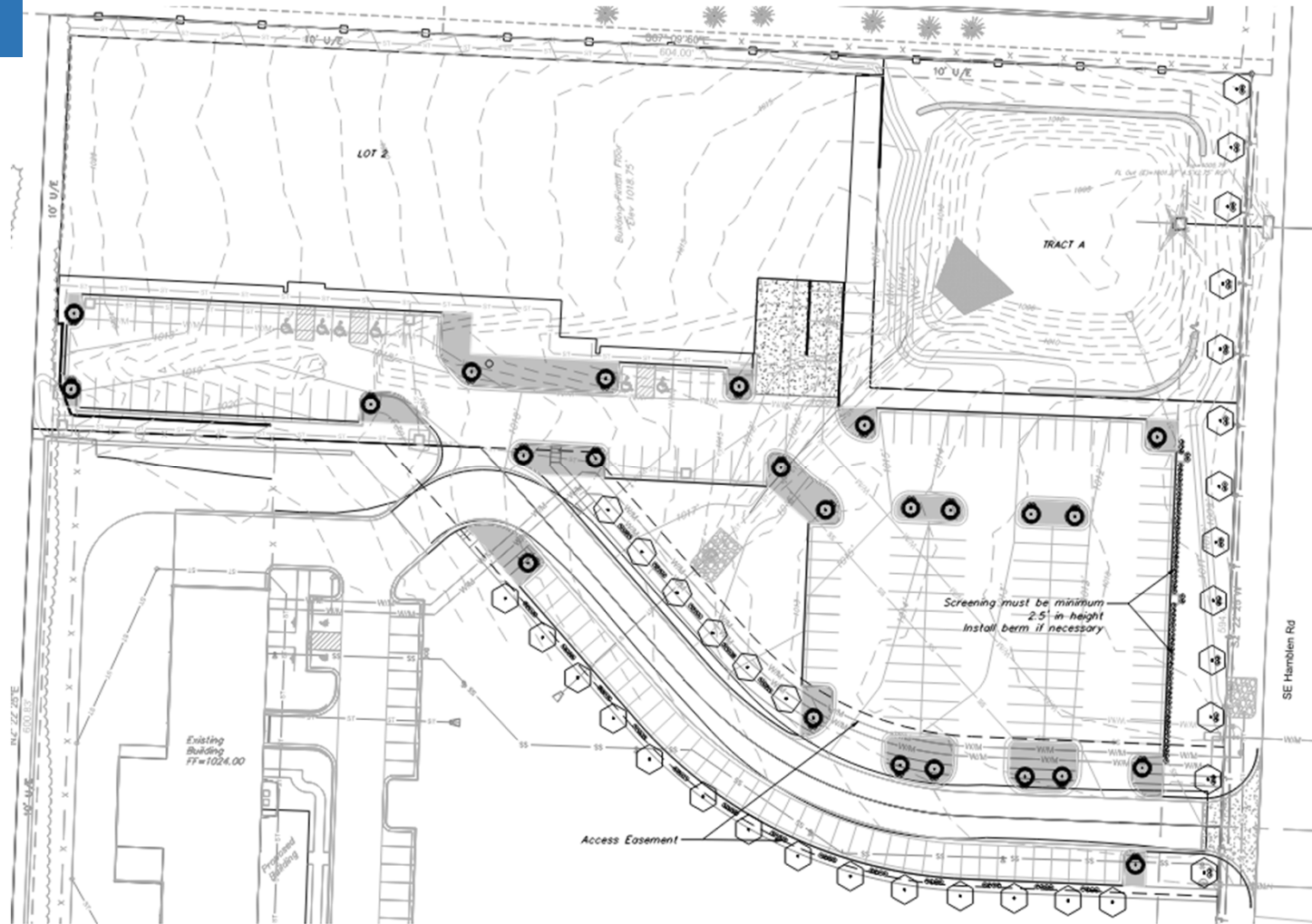
Modifications Request

Required –

Head-in parking from any public right-of-way or private street shall not be permitted.

Proposed –

The applicant has requested the use of head-in parking along the private street servicing the proposed project.



Unimproved Road Policy



Approval Conditions

1. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted Building Elevations, dated May 2, 2023 and revised June 21, 2023.
2. A modification shall be granted to the requirement that head-in parking from any public right-of-way or private street shall not be permitted, to allow for head-in parking along the private street as depicted on the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
3. At no time shall tournament or game play be conducted at the facility unless a new preliminary development plan is submitted and approved.
4. Development shall be in accordance with the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations May 2, 2023 and revised June 21, 2023.
6. Development shall be in accordance with Traffic Impact Analysis dated August 29, 2023, with the exception of the condition #7 below.
7. Do to the nature of the widening on Hamblen Road, removing the current markings and replacing them is not acceptable. All pavement markings shall be removed to the satisfaction of the City Traffic Engineer on the improved section of roadway and new striping put down.

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City Council – October 10, 2023