

## Legislation Details (With Text)

<b>File #:</b>	2022-5167	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Presented
<b>File created:</b>	9/16/2022	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	10/4/2022	<b>Final action:</b>	10/18/2022
<b>Title:</b>	Public Hearing: Application #PL2022-234 - Rezoning from CP-2 to PI and Preliminary Development Plan - Town Centre Logistics, 2150 NE Independence Avenue; Engineering Solutions, LLC, applicant. (Note: This Application was continued from October 4, 2022 per the applicant's request.)		
<b>Sponsors:</b>	Development Services		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. PC Action Report, 2. Staff Report, 3. Transportation Impact Analysis, 4. Traffic Impact Study, 5. Macro Storm Water Drainage Study, 6. Rezoning Exhibit, 7. Preliminary Development Plan, 8. Building Renderings and Elevations, 9. Location Map, 10. Staff Presentation, 11. Applicant Presentation		

Date	Ver.	Action By	Action	Result
10/18/2022	1	City Council - Regular Session	presented	
10/4/2022	1	City Council - Regular Session	continued	Pass
9/22/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-234 - Rezoning from CP-2 to PI and Preliminary Development Plan - Town Centre Logistics, 2150 NE Independence Avenue; Engineering Solutions, LLC, applicant.

(Note: This Application was continued from October 4, 2022 per the applicant's request.)

### Issue/Request:

The applicant proposes a 250,000 sq. ft. building for a logistics/distribution center. The proposed building will be of tilt-up concrete construction with a series of off-sets on all sides in order to provide architectural relief.

Matt Schlicht, P.E., Applicant

Josh Johnson, AICP, Assistant Director of Plan Services

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

1. Development shall be in accordance with the preliminary development plan dated August 9, 2022, and building renderings and elevations dated August 22, 2022.
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the off-site public sanitary sewer main extension. No permits shall be issued until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

On a motion by Mr. Kitchens, seconded by Ms. Rader, the Planning Commission unanimously voted on September 22, 2022, to recommend approval of Appl. #PL2022-234 - REZONING from CP-2 to PI and PRELIMINARY DEVELOPMENT

PLAN - Town Centre Logistics, 2150 NE Independence Ave; Engineering Solutions, LLC, applicant.