DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 1 AND 2

Project Number: PR-2020-006070

Application Number: SI-2021-01888, SI-2021-001889
Project Name: Blue Sky Distributing North and South

Request: Site plan-DRB

COMMENTS:

- ~~The warehouse is an industrial use and will require a landscaped edge buffer area at least 25-feet in width along all boundaries with non-industrial development. The North Site Plan has multi-family on the eastern boundary. The South Site Plan has multi-family on the eastern boundary and single family on the southern boundary (please see the attached comments on Industrial Buffers). On the South Site Plan, a landscaped edge buffer area at least 15-feet in width must be provided along the eastern boundary between the detention pond and the eastern property boundary.~~

- ~~The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plans to the DRB members for their e-signatures.~~

1/3/22 Update:

- The revised Infrastructure Lists submitted with the January 5, 2022 supplemental submittals were not signed by the applicant/agent.

- The Solid Waste signature must be obtained on the Site Plans prior to final sign-off from Planning.

- Need recorded IIA prior to final sign-off from Planning.

- ~~The applicant must confirm that the Façade Design requirements of 5-11(E) of the IDO are being met in a comment response letter and how they are being met.~~

- ~~The building setbacks are depicted on the Site Plan as 5-feet for the front, and 0-feet for the sides and rear. The setback requirements in the NR-BP zone district are 20-feet for the front, and 10-feet for the sides and rear. The setbacks for the buildings based on the NR-BP standards appear to be met. Confirm that the setbacks are being met, and note the correct required setback standards and the setbacks for the proposed buildings on the Site Plans.~~

(see additional comments on next sheet)

12/13/21 Update: The improvements were verbally confirmed at the 12/1/21 hearing.

- ~~The Site Plan for the southern portion of the site featuring the proposed 60,573 square foot building is phased, with 22,050 square feet of future expansion depicted. Confirm if the improvements and infrastructure depicted on the Site Plan for the southern portion of the site will be phased as well or if the improvements and infrastructure will be constructed in their entirety as depicted on the Site Plan during the first phase.~~

- See the attached standards for Drainage Basin Treatments.

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 1-3-22