

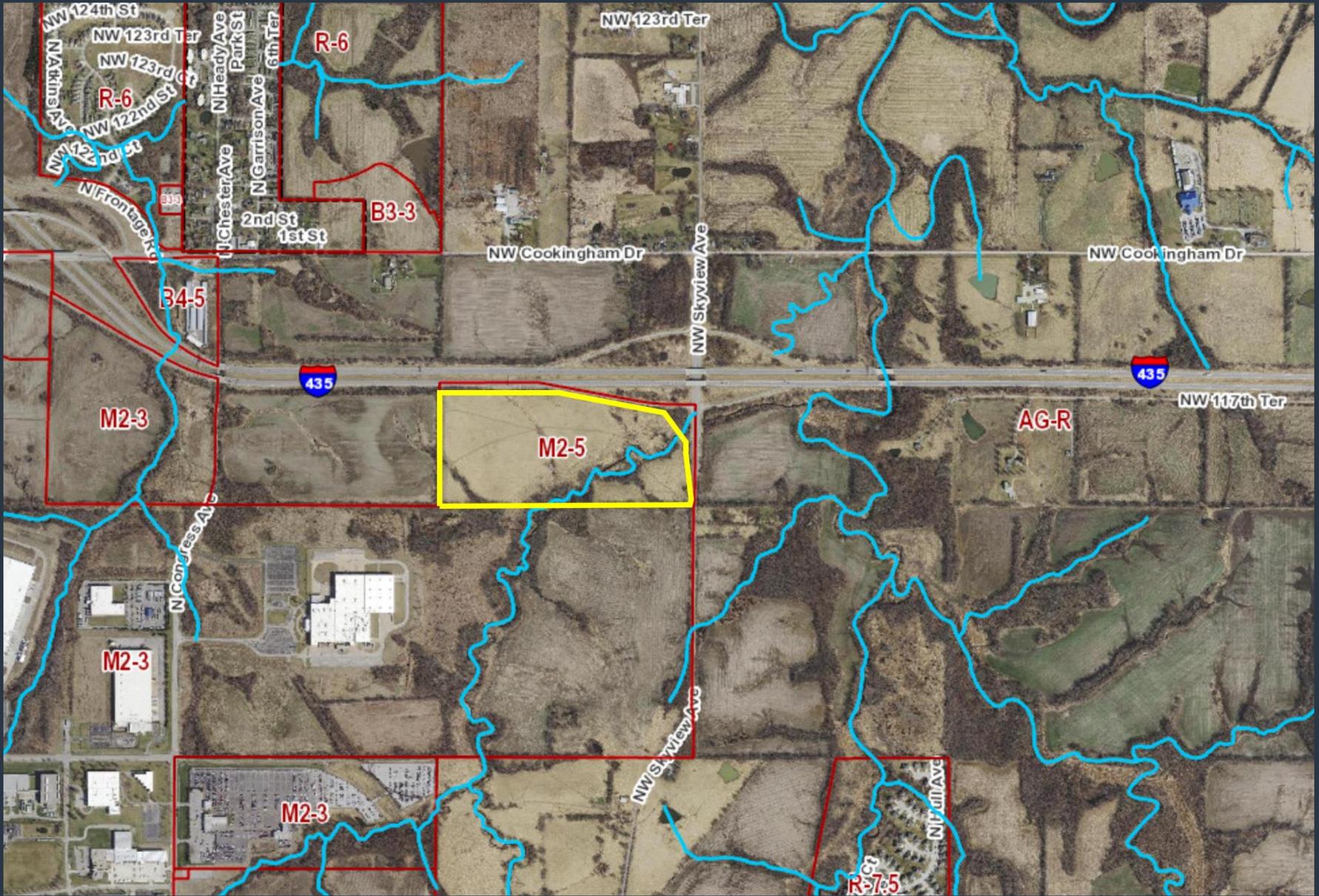
Docket #9

Case No. CD-CPC-2023-00018

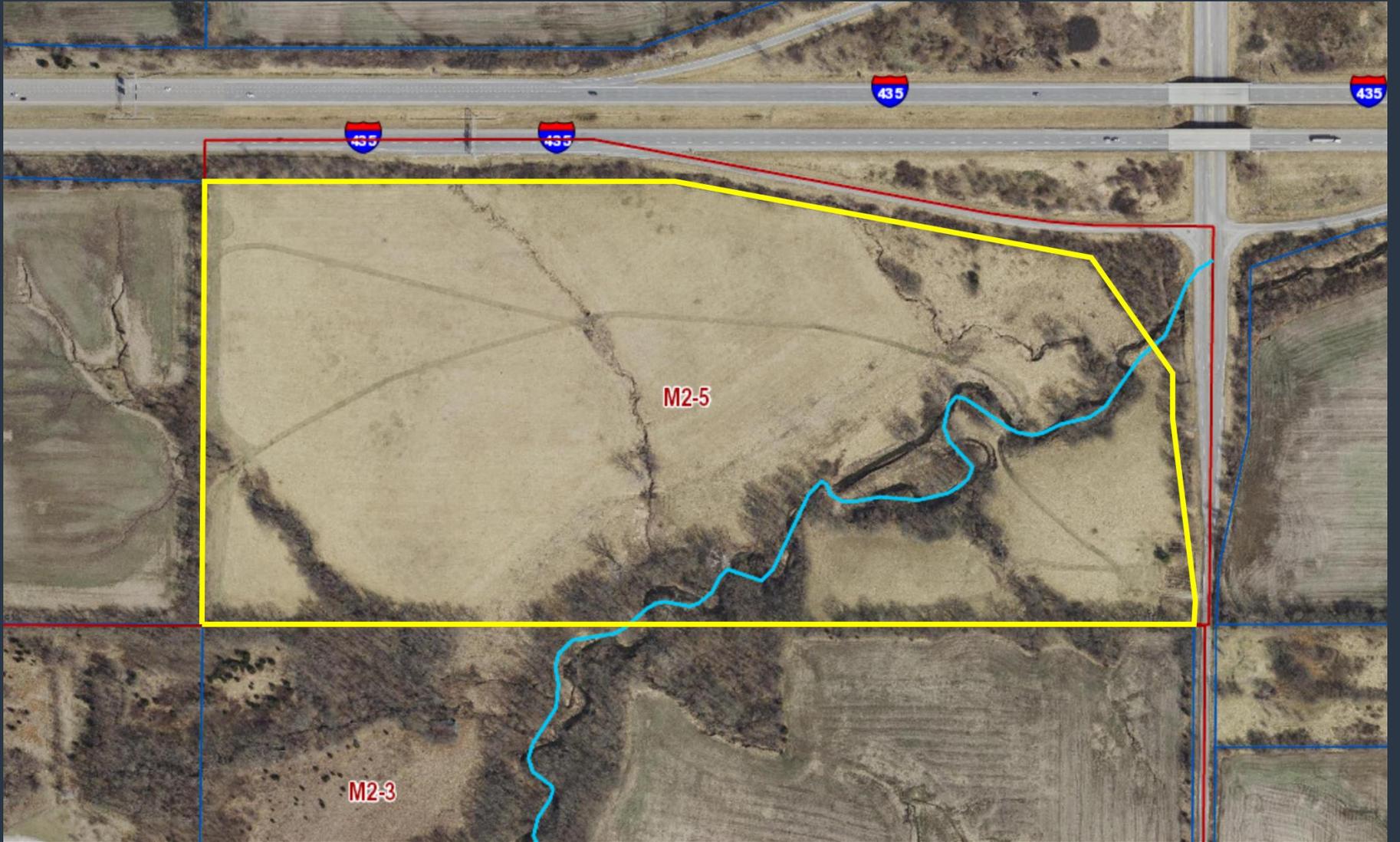
Development Plan – Non Residential

Skyview Industrial – 11620 NW Skyview Ave

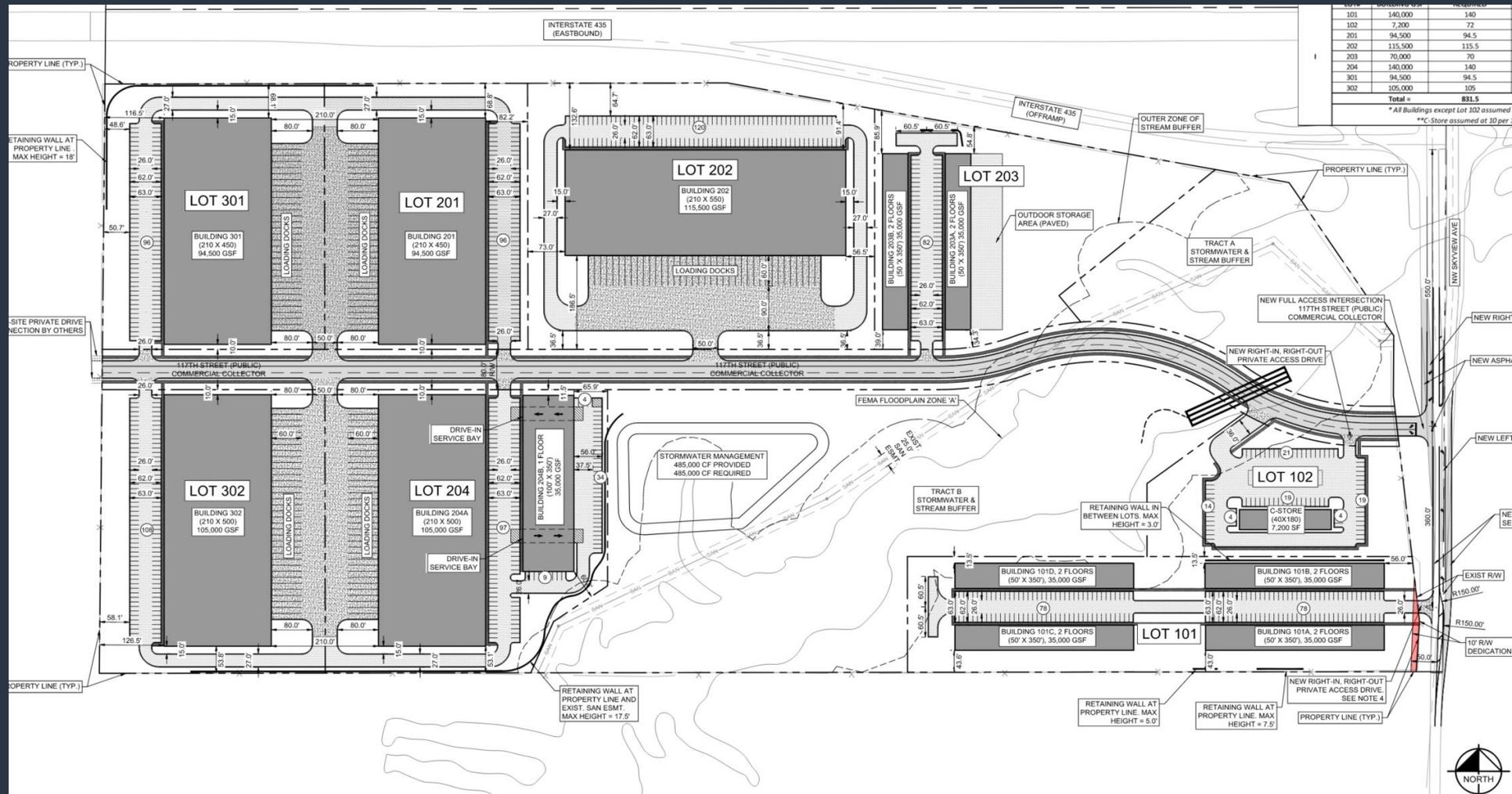




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Lot	Area (GSF)	Area (Acres)
101	140,000	3.40
102	7,200	.72
201	94,500	94.5
202	115,500	115.5
203	70,000	70
204	140,000	140
301	94,500	94.5
302	105,000	105
Total	831.5	831.5

*All Buildings except Lot 102 assumed
**C-Store assumed at 10 per

Site Plan



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DESIGN GUIDELINES

1. SITE DESIGN

a. BUILDING ORIENTATION

- BUILDINGS SHALL GENERALLY BE ORIENTED AS SHOWN ON THE APPROVED PLAN
- LARGER INDUSTRIAL WAREHOUSE BUILDINGS (201, 301, 204 AND 302) SHALL BE ORIENTED TO HAVE A SHARED TRUCK COURT BETWEEN THE BUILDINGS.
- LARGER INDUSTRIAL WAREHOUSE BUILDING (202) SHALL BE ORIENTED SO THAT THE PASSENGER CAR PARKING FIELD FACES THE INTERSTATE TO THE NORTH
- LARGER BUILDINGS SHALL HAVE THE PRIMARY BUILDING ENTRANCES FACING THE PASSENGER PARKING FIELDS.
- SMALLER FLEX INDUSTRIAL BUILDINGS (101A-D, 203A&B, AND 204B) SHALL BE ORIENTED TO HAVE SHARED PARKING FIELDS BETWEEN THE BUILDINGS.
- SMALLER FLEX INDUSTRIAL BUILDINGS SHALL HAVE THE PRIMARY ENTRANCES FACING THE SHARED PARKING FIELDS.

2. ARCHITECTURAL DESIGN

a. ARCHITECTURE SHALL BE A DEFERRED SUBMITTAL UNTIL THE FINAL PLAN STAGE (PROJECT PLAN)

b. BUILDING MATERIALS

- LARGER INDUSTRIAL WAREHOUSE SHALL GENERALLY UTILIZE THE FOLLOWING MATERIALS:
 - PRECAST CONCRETE PANELS
 - EIFS (50% MAX)
 - METAL CANOPY
 - STOREFRONT GLAZING
- SMALLER FLEX INDUSTRIAL SHALL GENERALLY UTILIZE THE FOLLOWING MATERIALS:
 - ARCHITECTURAL METAL BUILDING
 - PRECAST CONCRETE PANELS
 - EIFS (50% MAX)
 - METAL CANOPY
- CONVENIENCE STORE SHALL GENERALLY UTILIZE THE FOLLOWING MATERIALS:
 - STOREFRONT GLAZING
 - MASONRY
 - EIFS
- NO METAL/CORRUGATED PRE-FAB METAL BUILDINGS ARE ALLOWED

c. DESIGN ELEMENTS

- MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
- PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL AND GLASS
- CORNER ELEMENTS SHALL BE INCLUDED IN THE FINAL BUILDING DESIGN.
- PRIMARY ENTRY LOCATIONS FOR EACH BUILDING SHALL BE IDENTIFIED WITH ARCHITECTURAL BUILDING ELEMENTS AND SIGNAGE.
- ALL FINAL BUILDING DESIGNS SHALL IMPLEMENT FOUR-SIDED ARCHITECTURE
- ALL BUILDINGS SHALL HAVE FAÇADE ARTICULATION, WITH BOTH HORIZONTAL AND VERTICAL OFFSETS.
- PARAPETS SHALL BE PROVIDED TO SCREEN ALL ROOFTOP MOUNTED EQUIPMENT.
- GROUND SCREENING SHALL ALSO BE PROVIDED FOR GROUND LEVEL UTILITY EQUIPMENT

d. TRANSPARENCY

- TRANSPARENCY SHALL BE PROVIDED AS REQUIRED BY THE CITY'S ZONING AND DEVELOPMENT CODE.



View looking south towards the site from I-435



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View looking northwest towards the site from NW Skyview Ave



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Staff Recommendation:
Approval with conditions