



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 24, 2015

Reference: Consider approval of Case No. **PD-272R-LI, Prologis Park @ Callejo**, to amend the Concept Plan by reducing the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building size and height of structures on approximately 110.2 acres of property located north of Sandy Lake Road, south of SH 121.

2030: Business Prosperity

Introduction:

Prologis rezoned this property in July of last year as a Conceptual Planned Development. There are two major changes to the Plan. One, the applicant is asking for a reduction in required parking from the approved one parking space per each 1,000 square feet of warehouse building to one parking space for each 2,500 square feet of warehouse building. The second request relates to a change in the number and size of lots, building size, parking numbers, and height of structures (maximum increase of five feet).

Analysis:

On February 19, 2015, the Planning Commission unanimously recommended approval of this Amended Conceptual Planned Development, one condition remains outstanding: Ensure there are no more than 15 vehicular parking spaces divided by a landscape island.

Legal Review:

This item does not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Staff Report
2. Amended Concept Plan (Sheet A1.00)
3. Overall Landscape Plan (Sheet L1.00)

4. Elevations of Suburu Building (Sheet A6.01)
5. Colored perspective drawing of the Suburu building proposal