



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: April 14, 2015

Reference: Consider approval of an Ordinance for Case No. **PD-272R-LI, Prologis Park @ Callejo**, to amend the Concept Plan by reducing the parking requirement for warehouse use 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 and height of structures (maximum increase of five feet).

Analysis:

On March 24, 2015 City Council unanimously approved this Amendment to PD 272-LI for Prologis Park with one condition.

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:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Ordinance
2. Exhibit A- Legal Description
3. Exhibit B - Amended Concept Plan
4. Exhibit C - Overall Landscape Plan and Detail Sheets (6 pages)
5. Exhibit D - Tree Survey (7 pages)
6. Exhibit E – Typical Elevations