

MEMORANDUM

Development Services

MEMORANDUM NO. 19-124

DATE: May 10, 2019

TO: Cassandra LeMasurier, Real Property Manager

VIA: Jennifer Gomez, Assistant Director of Development Services *JG*

FROM: Matthew R. Edge, CNU-A, Planner *ME*

SUBJECT: Bids Received for Surplus Property Invitation for Bids 19-01,
Due Diligence Report

The following due diligence report analyzes the zoning issues related to the acquisition and subsequent development of a portion of an existing lift station lot. The existing site conditions are listed, followed by an analysis of specific zoning considerations.

Existing Conditions

Property Address		1549 NW 18 Street
General Location		NW corner of NW 15 th Avenue and NW 18 th Street
Existing Use		Lift Station
Land Use Map Designation		Industrial
Zoning District		I-1 (General Industrial)
Neighboring Uses	North	Warehouse/Distribution
	South	Warehouse/Distribution
	East	Warehouse/Distribution
	West	Truck or Freight Terminal
Lot Size		2,760 sq ft
Lot Width		30 ft
Existing Structure Size		n/a
Existing Off-Street Parking		n/a
Existing Lot Coverage		n/a
Existing Setbacks	Front	n/a
	Street Side	n/a
	Interior Side	n/a
	Rear	n/a

Proposed Use –Warehouse Space

The development of the site, unified with the surrounding properties, includes a proposed warehouse development. The Zoning Code use most consistent with this function is §155.4228.C, Warehouse, Distribution and Storage. Warehouse, Distribution and Storage is a permitted use in the I-1 Zoning District.

Off-Street Parking

Warehouses are required to provide off-street parking as follows:

- Warehouse, Distribution and Storage use requires 1 space per 750 sq ft for the first 3,000 sq ft of floor area, then 1 per 2,500 sq ft for additional floor area.
- Based on the proposed structure size (59,124 sq ft), the property requires 27 parking spaces.
- The proposed site plan includes sufficient parking.



Required Landscaping

While the site plan provided does not provide a proposed landscape plan, the addition of the subject property would make it easier to comply with the landscape requirement than if the property was not part of the development.

Setbacks from property lines

The proposed site plan complies with all I-1 setbacks, but only with the acquisition of the subject property.

Approvals

Based on the analysis, the development of the site would require the approval of a major site plan and major building design, the approval of a plat, a unity of title with the surrounding parcels, and a right-of-way dedication.