

ZONING CHANGE

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: (LI) Light Industrial

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial	Industrial
SOUTH	City of Irving	Vacant
EAST	(LI) Light Industrial	Industrial
WEST	(LI) Light Industrial	Industrial

REQUEST: The applicant is requesting a PD for a lot that is to be considered an “infill” lot in accordance with Article XIX. Planned Development District. Section A, Subsection C.

PROPOSED USE: Office/ Warehouse

ACRES/LOTS: 3.39 acres/ 1 lot

LOCATION: 1811 Trinity Valley Drive

HISTORY: The existing building was built in 1984 and is approximately 43,896 square feet in size and is in good condition according to Dallas CAD.

COMPREHENSIVE PLAN: Industrial

TRANSPORTATION PLAN: Trinity Valley Drive is classified as an Industrial 2-Lane Local Street.

OWNER: Panna & Kamelesh Shah/ PSP Ganesh LLC

APPLICANT: Marisa Brewer/ McAdams

STAFF ANALYSIS

PROPOSAL

The applicant is requesting a PD for a lot that is to be considered an “infill” lot in accordance with Article XIX. Planned Development District. Section A, Subsection C.

ZONING

The property is zoned (LI) Light Industrial.

ELEMENTS TO CONSIDER

1. The existing building will be expanded westward and used as office, warehouse, and distribution. The existing surrounding uses are similar to the proposed uses.
2. This lot is considered an “infill” lot as it is less than 5 acres and staff believes the proposed development does not adversely affect the existing development in the area.
3. A replat is required to be filed to ensure the proposed development provides mutual access.
4. The required minimum 0-foot side setback and 15-foot rear setback is proposed.
5. 110 shrubs and 10 ornamental trees are required for the property in accordance with the CZO; the PD allows the landscape requirements to be reduced to 98 shrubs and 7 ornamental trees.
6. A landscape license agreement will be required in order to allow landscaping within the right-of-way; old-growth shade trees currently exist within the right-of-way.
7. The CZO requires trash receptacles to be located behind the building; the PD allows the trash receptacle to be located between the face of the building and the street.
8. The building elevations are consistent with the conceptual elevations in the PD.
9. No public comments were received.

CONCLUSION:

Staff believes the proposal should not adversely affect existing or future surrounding uses.