

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 23, 2013
Re: Staff Report for Tosoh SMD, Inc. Manufacturing Addition – Development Plan

Item #1 – Tosoh SMD Addition - Development Plan

(PID #201310210038)

Application: Development Plan
Location: 3600 Gantz Road
Applicant: Tom Ashbrook
Zoning: IND-1 Light Industrial
Use: Manufacturing

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct an addition to their existing manufacturing facility at 3600 Gantz Road. The proposed 67,000 square foot building addition is to accommodate their expanded operation of manufacturing sputtering targets for semiconductors. All proposed work will be located east and north of their facility and will not involve the construction of any additional curb cuts.

Site Plan

Three points of access currently serve the 41.5 acre site. The proposed improvements are to be contained within a 10 acre area north and east of the existing facility. No additional cuts are being proposed along Southpark Place, the applicant is proposing to improve the eastern most access drive with heavy duty asphalt. This improvement is also to include the relocation of an existing truck service drive to allow for the building expansion while maintaining access to the rear of the facility.

Building

The 67,000 square foot building addition is to match the facility's existing height (36' 2") and will be constructed with the same exterior finishes, split-face and single-scored block, painted in the same color scheme ('Ravenstone' and 'White'). The proposed structure exceeds the permitted building height of 35 feet and will be required to obtain a variance or will need to be lowered to comply with the code's maximum height requirement. Staff would be support a variance request to exceed the permitted height by 1'2" to ensure the proper screening of rooftop mechanicals in accordance with Section 1137.16 as well as to be aesthetically consistent with the remainder of the facility.

Parking

Based on available information, Tosoh SMD employs 285 individuals, requiring 143 spaces per code. A total of 370 are currently provided. The proposed addition is to result in 16 additional jobs thereby requiring 8 additional spaces which can be accommodated by the facility's existing parking surplus.

Landscaping

Landscape plans have not been prepared however the applicant has provided a letter affirming their intent to comply with landscaping requirements. In accordance with Chapter 1136, plantings are to be provided around the building perimeter and truck drive. Additionally, landscaping is to be provided to screen all ground mounted service structures. Staff recommends the applicant work with City staff to prepare and submit landscape plans for review prior to Site Improvement Plan approval.

Lighting

Five existing site light fixtures are to be relocated along the eastern edge of the truck service drive. No information was provided for any proposed building/wall mount light fixtures. Staff recommends any wall/building mounted fixtures match existing fixtures and be shielded to direct light up or down.

Signage

There are no proposed changes to signage.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

1. The parapet wall shall be lowered to a height no taller than 35' or a height variance shall be obtained from the BZA to allow for the proposed 36'2" building height.
2. A landscape plan shall be submitted for review and approval prior to final engineering approval.
3. Any utilized wall/building mounted light fixture shall be shielded to direct light up or down and match existing fixtures located on the structure.