

to allow "printing and publishing operations" as an allowed use, and the Kalishers moved Best Press, Inc. into this building. The business has operated in this location since 1993 and has grown to the point that it now needs to expand.

Proposed Plan. Best Press, Inc. is proposing to add a 42,655 square-foot warehouse to the north side of the existing building. The warehouse will be used exclusively for paper and materials used in the printing operations of Best Press, Inc., and it could be argued that the use "printing and publishing operations" would logically allow a warehouse that supports a printing and publishing operation. However, since the warehouse was not part of the building when the PD was amended, the staff determined it would be cleaner to add book publishing warehouse as an allowed use.

While warehouse is not an allowed use in the Commercial-1 district, or in this existing PD district, there are other warehouse facilities in the neighborhood. The building at 4550 Excel was built as the literature distribution warehouse for the EXCEL telephone company, and it functioned as a warehouse and distribution center. In addition, most of the facilities on the north and south sides of Excel Drive have truck docks and dock doors to allow pick-up and delivery by semi trucks.

The plan for this warehouse was originally submitted with the warehouse dock doors facing Westgrove. The staff explained that while there were other warehouse facilities in the neighborhood, none had been built during the past 15 years with dock doors that faced out onto a public street. The staff proposed that the building could either be flipped so as to locate the dock doors on the east side, or the applicant could construct a screening wall that would completely enclose the truck court and screen it from Westgrove. The applicant decided to flip the building, and submitted revised plans. The revised plan puts the new warehouse building closer to Westgrove than the original building. However the new building will have a 25-foot setback from the property line, which meets the requirement for a setback from the public right-of-way in the PD district.

Building Facades. The applicant is proposing a concrete tilt-wall building similar in appearance to the buildings on the north and south sides of Excel Parkway. The existing Best Press building is textured concrete tilt-wall on the south, east, and west sides and plain (non-textured) tilt-wall on the north side. The new building is proposed to have all sides made of plain tilt-wall.

In 1985 when the City placed a PD zoning on the property, tilt-wall was not an allowed material. It was the city's intent that existing the existing tilt-wall building would be "grandfathered" and as the property redeveloped, the new building would be brick or stone. However, in 1993, it became clear that the building was not ready to be torn down, but was still useable. When the zoning was amended for this property, tilt wall was allowed as a building material because the existing building was already tilt-wall.