

Therefore, a tilt-wall addition is allowed on this property. The applicant has not indicated what color the building will be.

Building Height. The applicant is proposing a building that is 40-feet tall. While the staff does not believe the building height will be a problem, the applicant will need to have the building height approved by the Addison Airport staff.

Parking. The new 42,655 square-foot building will be a warehouse facility, which requires parking at a rate of one space per 1,000 square feet. The existing building contains both manufacturing and office space. It has 6,000 square feet of office space and 45,737 square feet of manufacturing space. The requirement for the property, after the additional building is added, will be 88,392 square feet of manufacturing/warehouse, which will require 88 spaces, and 6,000 square feet of office space, which will require 20 spaces. The site will require 108 spaces and it will provide 129 spaces.

Landscaping. The Parks Department has reviewed the landscaping plan and notes that it meets the requirement for 20% of site in landscaping. In fact, there are several large trees on the property, particularly against Westgrove, that were planted by Best Press, Inc. when it took over the building in 1993. The trees against Westgrove will not be disturbed by the new building.

Slade Strickland also notes that there is not a landscape buffer on the north property line, and that some of the trees that are currently on the north side of the property will be removed. The applicant is proposing to place the building immediately against the fire lane on the north property line and share a required fire lane with the neighbor to the north. The Town allows different properties to share fire lanes in order to allow for an efficient use of property and a reduction in concrete. However, both owners must agree. Mr. Stacy Standridge, the owner to the north, has agreed to allow the fire lane to be partially on his property, and the assumption is that at some point, he (or another owner) will build a building that backs up to this fire lane. In a case like this, it is not feasible to put a landscape buffer against the property line. As Slade noted, the applicant has offset this requirement by providing additional landscaping in other locations on the site.

Fire Code Requirements. Gordon Robbins has reviewed the plan for the new building, and he notes that it will be required to be sprinklered. In addition, the new building must be separated from the existing building by an approved firewall assembly. This is a requirement of the Fire Code and cannot be waived by the Town.

RECOMMENDATION:

Staff has worked diligently with the applicant to get the building flipped so that the dock doors do not face Westgrove. Staff feels that flipping the building will allow Best