

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: December 5, 2013  
PLANNING COMMISSION DATE: December 16, 2013  
  
ACTION REQUESTED: Request for Site Plan Approval for J.O. Galloup  
  
REQUESTED BY: J.O. Galloup Co.  
  
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 3838 Clay Avenue, SW. (Section 24)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-2 General Industrial as are all surrounding properties.

EXISTING LAND USE:

The site is a parking lot. The surrounding land uses are as follows:

North: Industrial (across Clay Avenue)  
South: Industrial  
East: Railroad and demolished GM Plant site  
West: Industrial (across Clay Avenue)

PROPOSED LAND USE:

J.O. Galloup proposes to construct a 104,140 sq.ft. office/ warehouse facility on this 7.3 acre site. The site was used as a parking lot for a GM Plant previously located to the east. That building was removed, with the overall 95 acres now known as Site 36, a premier industrial redevelopment property. In March 2012, the City Council adopted specific regulations for this I-2 zoned property now additionally designated as Auto Plant Development. These regulations are contained in Section 90-509 of the Zoning Ordinance. Under these provisions, the Planning Commission shall review site plans and provide a recommendation to the City Council.

Staff has the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided. Driveway permits shall be required.
2. Final fire hydrant locations shall be approved by the Fire Department.
3. The building façade plan incorporates primarily precast concrete panels, aluminum windows with tinted glazing and an enhanced entryway treatment. The proposed façade plan meets the architectural design requirements of Section 90-509 (6) of the Auto Plant Development district and is adopted as part of this site plan approval.
4. The landscape plan provides for significant trees and other treatments in the front yard setback and parking area. The proposed plan meets the requirements of Section 90-509 (7) of the Auto Plant Development district and is adopted as part of this site plan approval.
5. The pedestrian walkway railroad overpass will be removed with this development (informational).

**CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:**

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed J.O. Galloup facility will begin the redevelopment of the former GM Plant site. This will contribute to the City's economic strength. Employment of approximately 100 people will occur at the facility with additional short term employment with construction. The proposed J.O. Galloup facility conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team suggests the Planning Commission recommend Site Plan Approval to the City Council for J.O. Galloup subject to conditions 1-4.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager  
Rebecca Rynbrandt, Director of Community Services  
William Dooley, Director of Public Works  
Jim DeLange, Chief Building Official  
Bob Austin, Fire Chief  
James Carmody, Director of Police and Fire Services  
Tim Cochran, City Planner