



Plan Commission Report

Agenda Item: Discussion and Possible Action Regarding a Site Plan for Charter Next Generation, Inc.
Meeting Date: October 4, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Charter Next Generation, Inc. (CNG) has submitted a site plan for their first phase of building and infrastructure construction along North Vickerman Road.

Analysis and Key Issues

CNG has submitted a site plan for their first phase of construction along North Vickerman Road. The first phase of construction includes a 129,000sf facility. As shown on the site plan, this phase will be constructed in the “middle” of their 78 acre site, with future phases to the north and south of the proposed building.

In addition to the building construction, CNG has provided utility plans that show water service coming from the future water main to be constructed along North Vickerman Road to the east. Sanitary sewer service is coming from an extension of sewer main from Putman Parkway. Vehicular access will be provided along North Vickerman Road for this and all future phases. Plans to improve Vickerman Road to an urban industrial standard are still in the design phases. Additionally, the site plan shows the construction of a rail extension and rail sidings to serve the site for all future phases.

Similar to the CQC project, Staff has requested a master landscaping plan for the entirety of the 78 acre site to handle all phases of development. This master landscaping plan will be forthcoming.

The plans submitted match City Ordinance requirements for parking, lighting, setbacks, greenspace and utilities. Additionally, a stormwater management plan has been submitted and is being reviewed by Baxter & Woodman.



The site plan still requires the following outstanding items, which the City Administration recommends as contingencies for approval:

- Location, design, and size of signs; per the provisions of section 78-1703.
- Architectural drawings or sketches indicating building floor plans and exterior elevations of all sides of new buildings and additions, indicating proposed dimensions, materials, colors, building mounted lighting, signs, and mechanical units. The plan commission may also require building material samples.
- Outdoor storage areas and mechanical units, including methods for screening.
- Trash containers, location and screening; per the provisions of section 78-1083.
- Conditional Use Permit for buildings in excess of 100,000sf (and a future CUP for buildings in excess of 50-feet in height).
- Creation of a master landscaping plan for the entirety of the site.
- Addressing any review comments from Baxter & Woodman related to the site or storm water management.
- Complete a Storm Water Management Practices Maintenance Agreement
- Complete the design of Vickerman Road to include necessary utilities.
- Complete the design of utilities and rail along the south side of site.
- Provide easements as required for City owned utilities and rail.
- Provide easements necessary from adjacent property owners for proposed improvements.

Recommended Motion

The City Administration recommends approval of the Charter Next Generation Inc., Site Plan as presented with the above contingencies as provided.

Attachments

- Site Plan Documents