



Plan Commission Report

Agenda Item: Public Hearing, Discussion and Possible Action Regarding a Site Plan and Conditional Use Permit for Charter Next Generation, Inc.
Meeting Date: November 15, 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.

Lastly, because CNG intends to construct a facility over 100,000sf in size, a Conditional Use Permit is required within the M2 Zone district for the proposed facility. Additionally, CNG is looking for a CUP for buildings in excess 50-feet in height for their future phases. The Conditional Use Permit information is attached and required a public hearing.



The plans submitted match City Ordinance requirements for parking, lighting, setbacks, greenspace and utilities. Additionally, a stormwater management plan has been submitted and have been 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.
- Outdoor storage areas and mechanical units, including methods for screening.
- Trash containers, location and screening; per the provisions of section 78-1083.
- 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.
- Provide approvals from Northern Natural Gas

Recommended Motion

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

Attachments

- Site Plan Documents