

DEVELOPMENT REVIEW BOARD MEETING

February 12, 2024

6:30 PM

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Public Hearing:

5. **Resolution No. 422. ParkWorks Industrial Building and Partition.** The applicant is requesting approval of a Stage I Preliminary Plan, Stage 2 Final Plan, Site Design Review, Type C Tree Removal Plan and Tentative Partition Plat for development of an industrial spec building with accessory office space and associated road and site improvements at 26600 SW Parkway Avenue.

Case Files:

- DB22-0009 ParkWorks Industrial Building and Partition
- Stage 1 Preliminary Plan (STG122-0007)
- Stage 2 Final Plan (STG222-0009)
- Site Design Review (SDR22-0009)
- Type C Tree Removal Plan (TPLN22-0007)
- Tentative Partition Plat (PART22-0002)

*This item was continued to this date certain at the January 8, 2024 DRB Panel A meeting*

*The applicant has requested a continuance to the March 11, 2024 DRB Panel A meeting.*



## Planning Division Memorandum

**From:** Georgia McAlister, Associate Planner  
**To:** Development Review Board Panel A  
**Date:** February 5, 2024  
**RE:** DB22-0009 ParkWorks Industrial Building and Partition – Request to Continue Public Hearing to Panel A on March 11, 2024

The public hearing for the DB22-0009 ParkWorks Industrial Building and Partition application was held before Development Review Board (DRB) Panel A on December 11, 2023, with the DRB continuing the public hearing and decision to a date certain of January 8, 2024. On January 8, 2024 the applicant requested at the DRB Panel A hearing for the public hearing decision to be continued to the February 12 DRB Panel A hearing. Requests for this application include:

### DB22-0009 ParkWorks Industrial Building and Partition

- Stage 1 Preliminary Plan (STG122-0007)
- Stage 2 Final Plan (STG222-0009)
- Site Design Review (SDR22-0009)
- Type C Tree Removal Plan (TPLN22-0007)
- Tentative Partition Plat (PART22-0002)

At the December 11 public hearing, the applicant expressed interest in further discussion with City staff about the proposed conditions of approval for infrastructure improvements. City staff met with the applicant on December 27, 2023 to discuss options for these conditions. To allow additional time for discussion between staff and the applicant, the applicant requested that the public hearing be continued to a date certain of February 12, 2024. The DRB made a motion at the January 8, 2024 meeting to continue this public hearing to February 12, 2024. Negotiations between the applicant and City are in progress and moving towards a final agreement. To allow for final resolution prior to the public hearing and decision the applicant requests the DRB panel A public hearing be continued to a date certain of March 11, 2024.

On December 27, 2023 the applicant requested an additional waiver of the 120-day rule, giving the City through April 5, 2024 to make a final decision on the application. Therefore, continuing the DRB public hearing to March 11, 2024, is well within the extended 120-day review period.