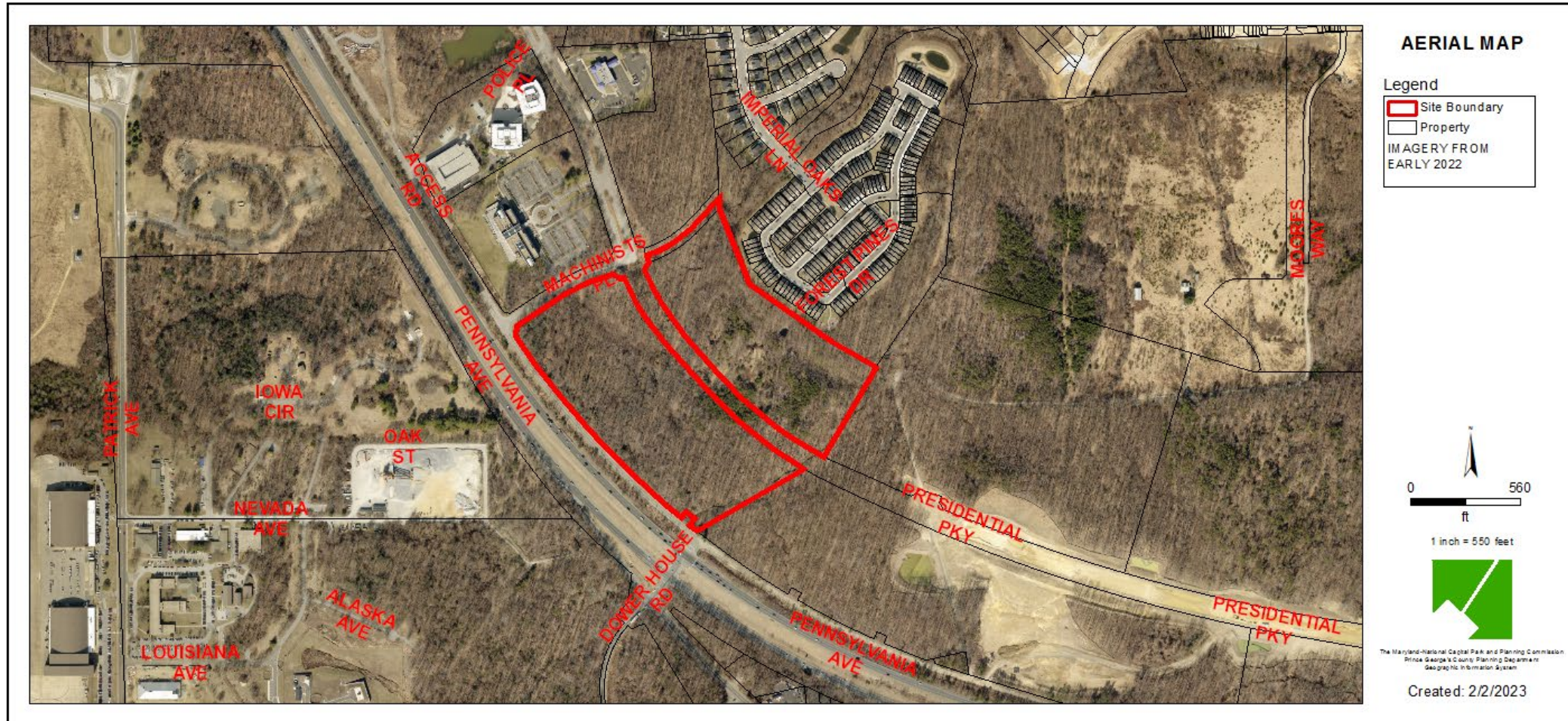


WESTPHALIA BUSINESS CENTER

Detailed Site Plan

DET-2022-001

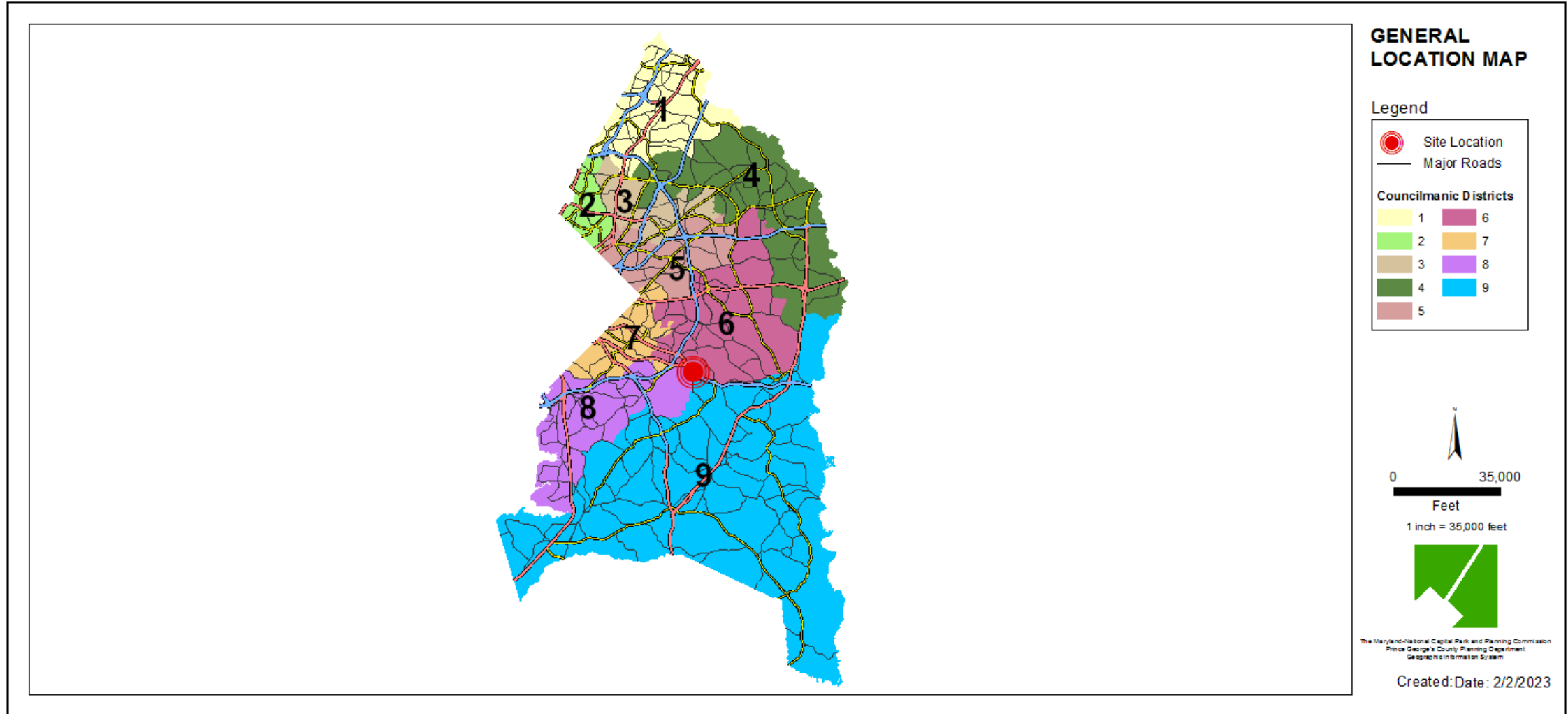
Staff Recommendation: APPROVAL with Conditions



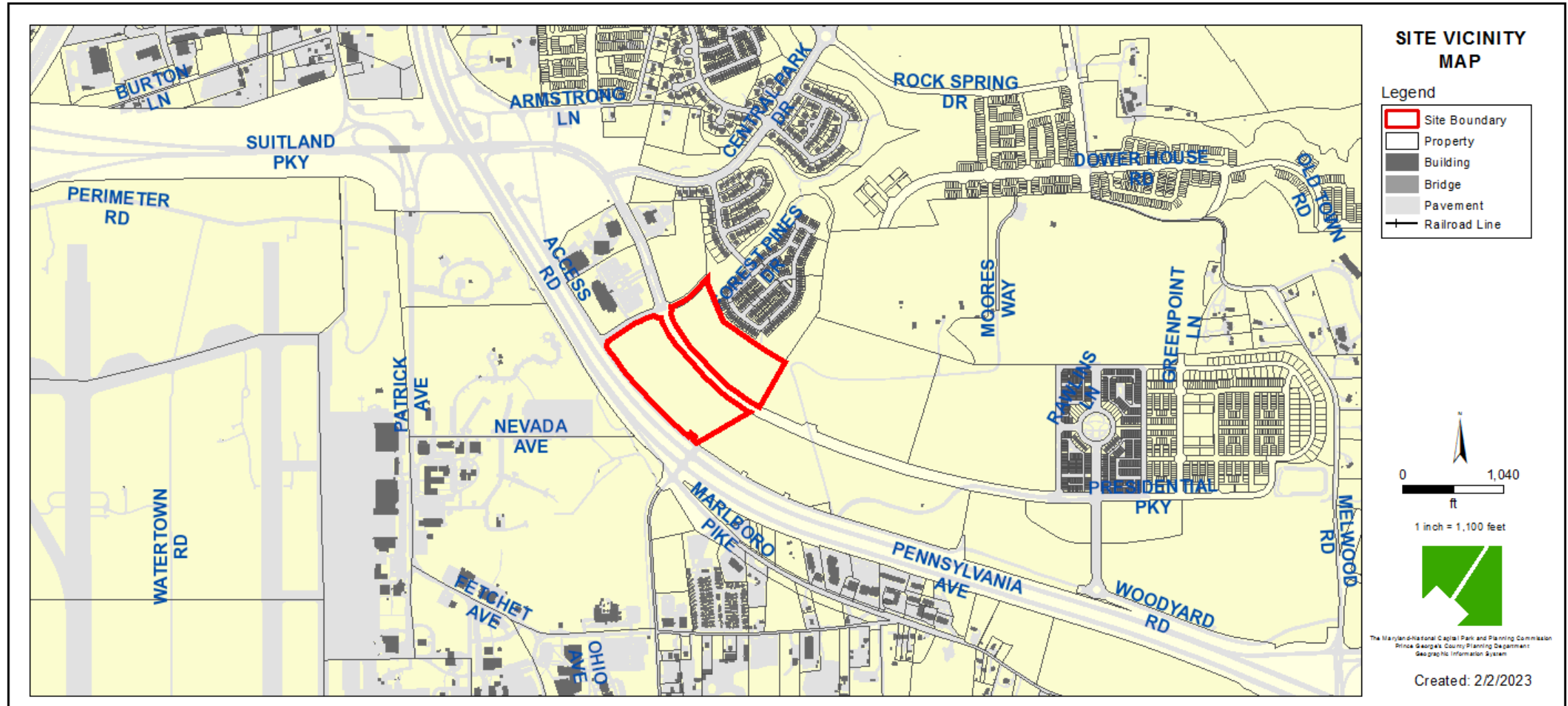
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



SITE VICINITY MAP



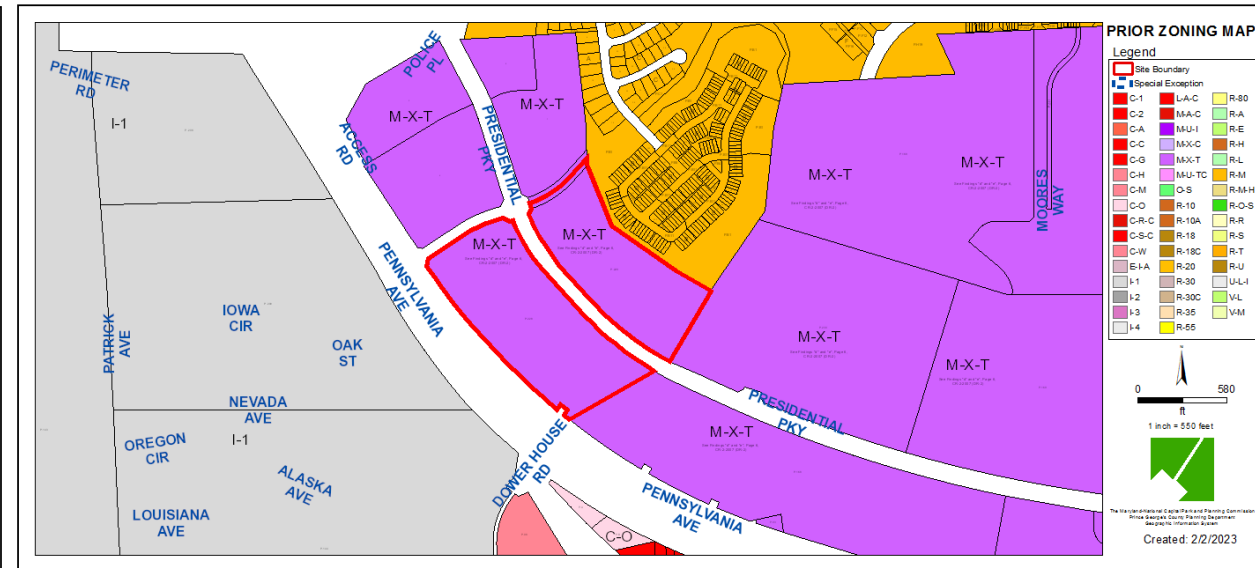
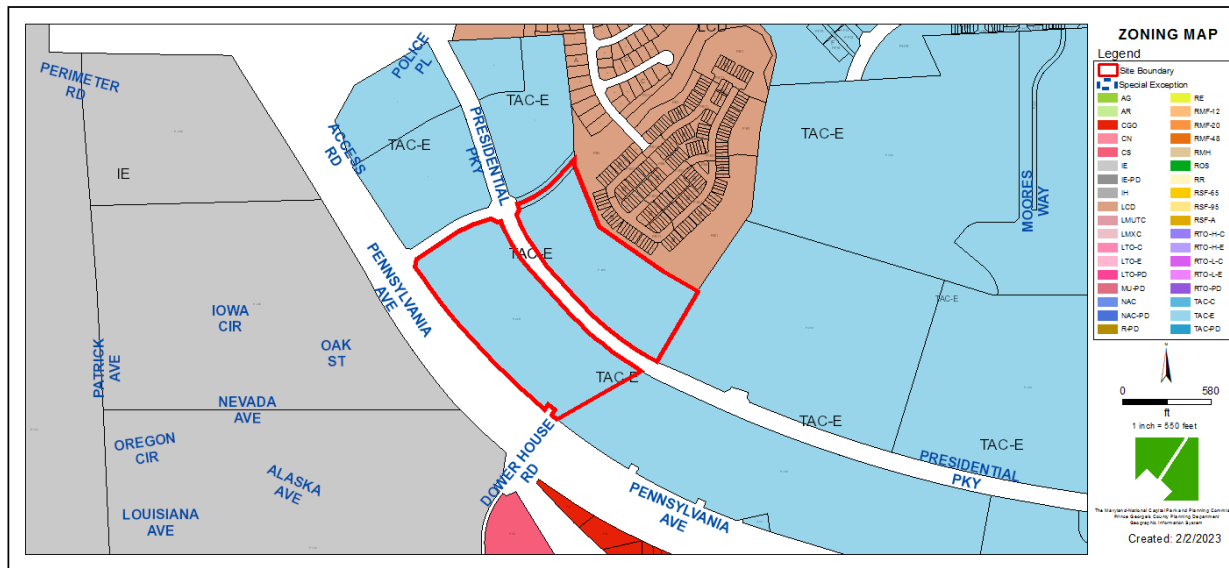
ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-E

Prior Zone: M-X-T

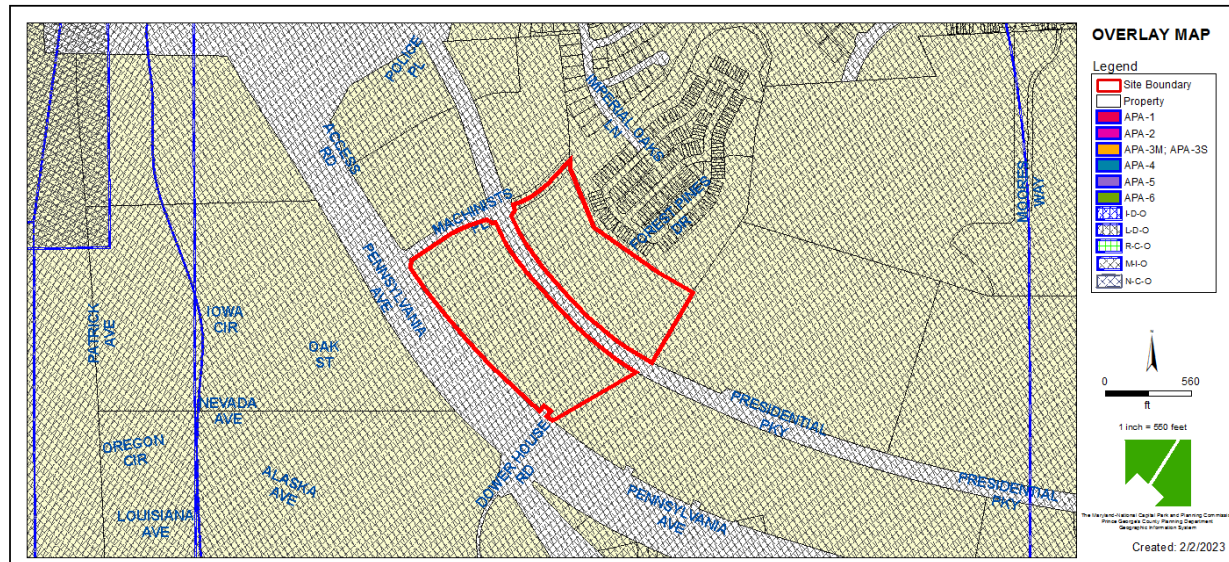
CURRENT ZONING MAP

PRIOR ZONING MAP

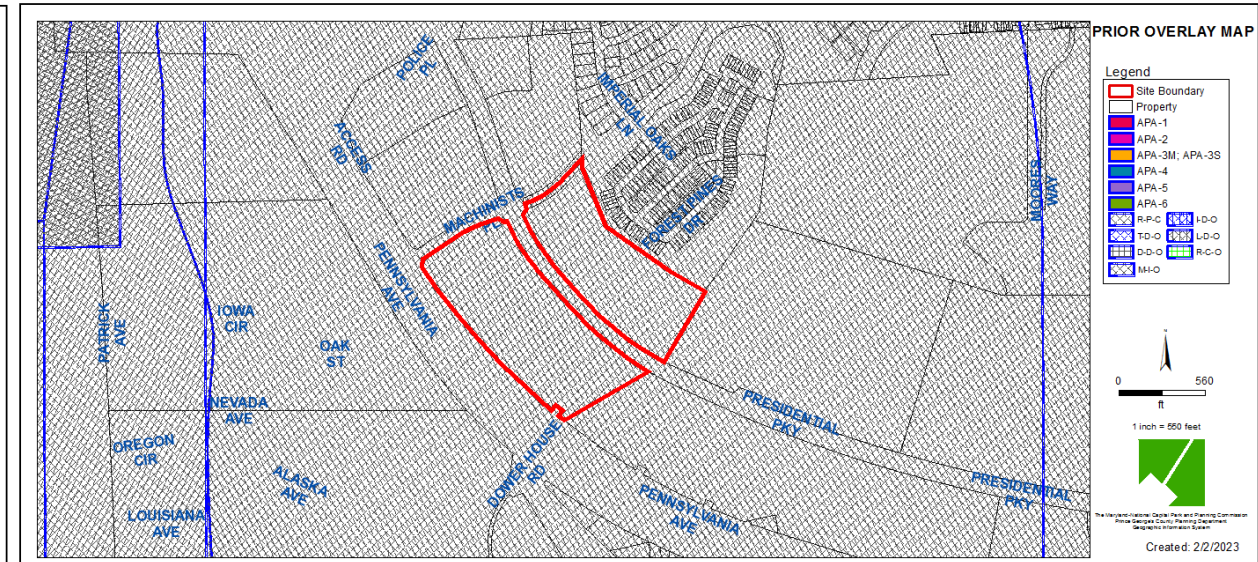


OVERLAY MAP

CURRENT OVERLAY MAP



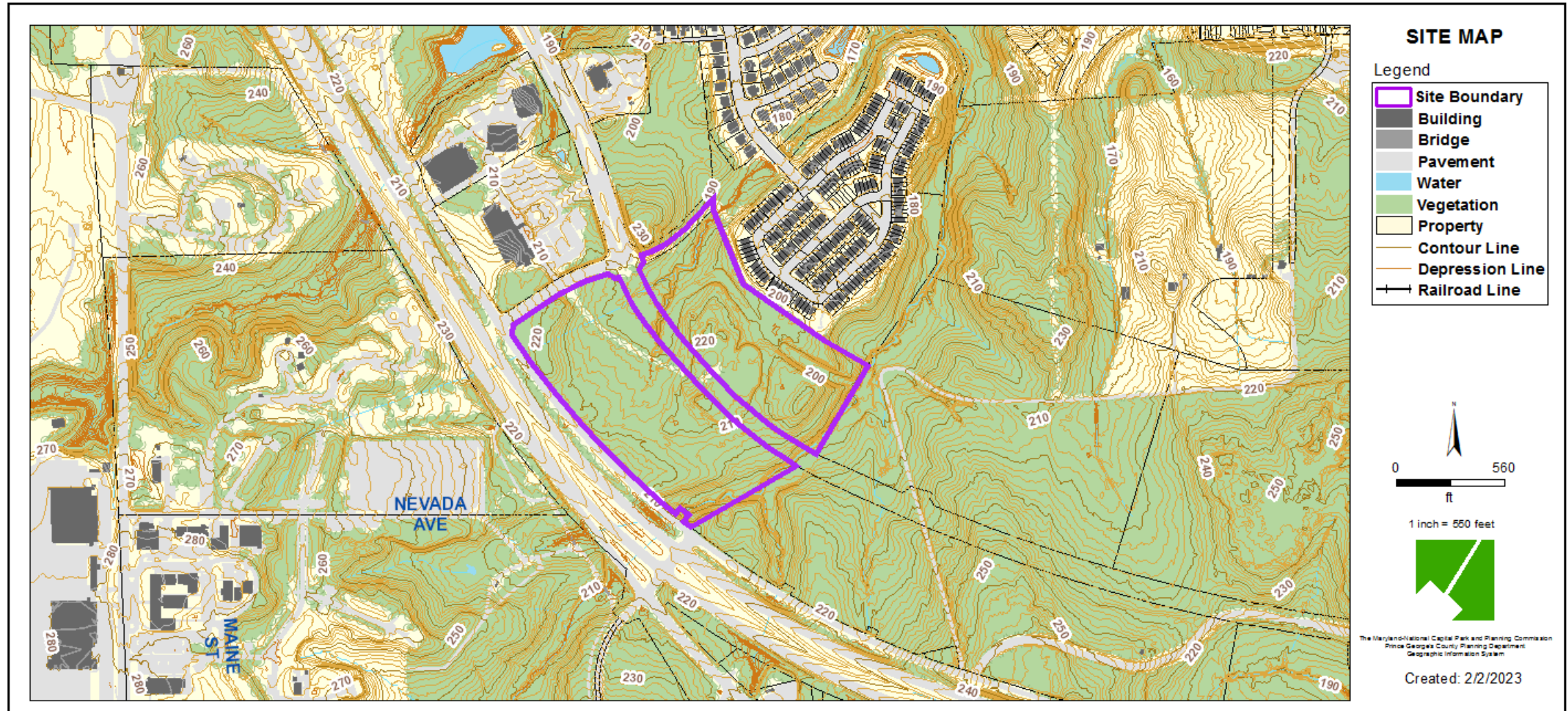
PRIOR OVERLAY MAP



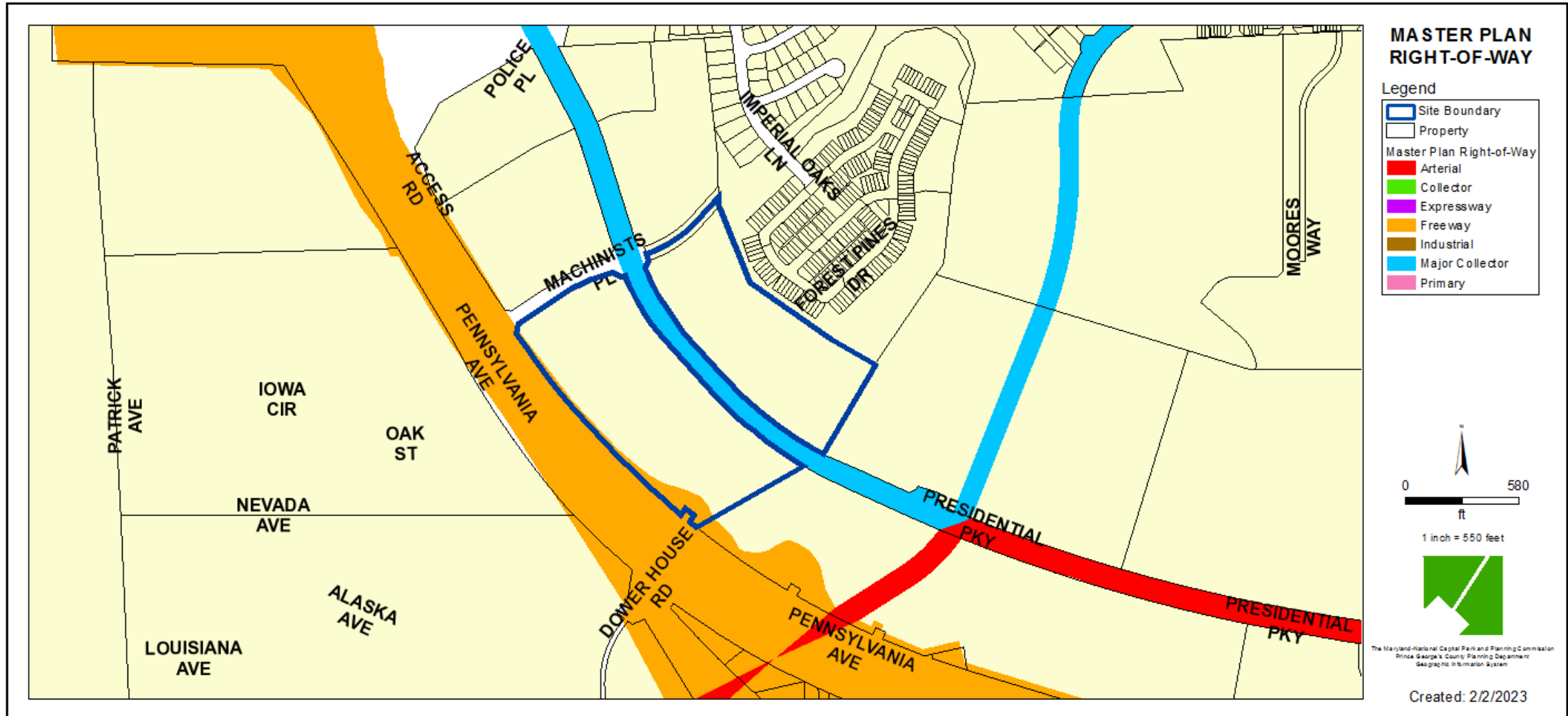
AERIAL MAP



SITE MAP



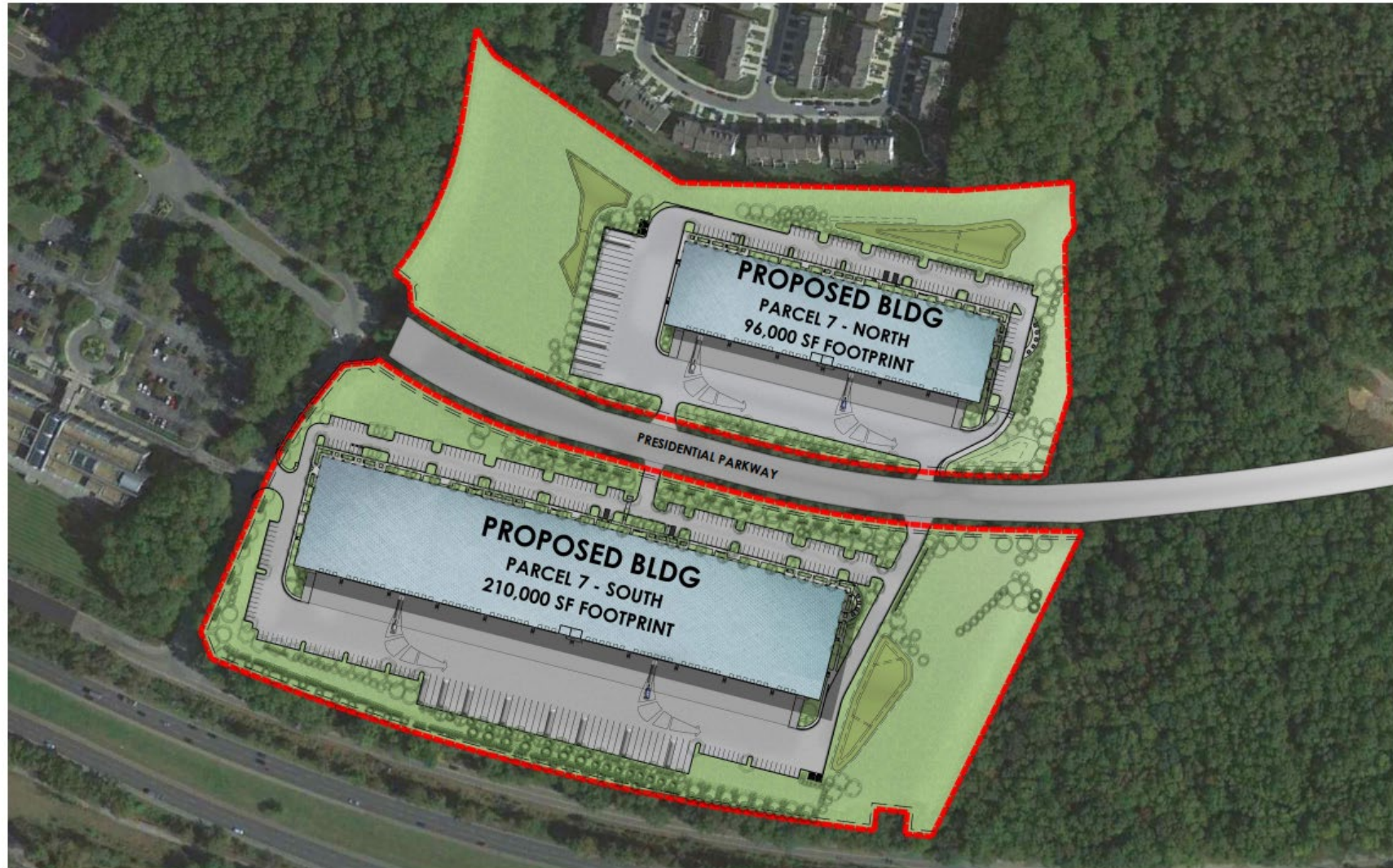
MASTER PLAN RIGHT-OF-WAY MAP



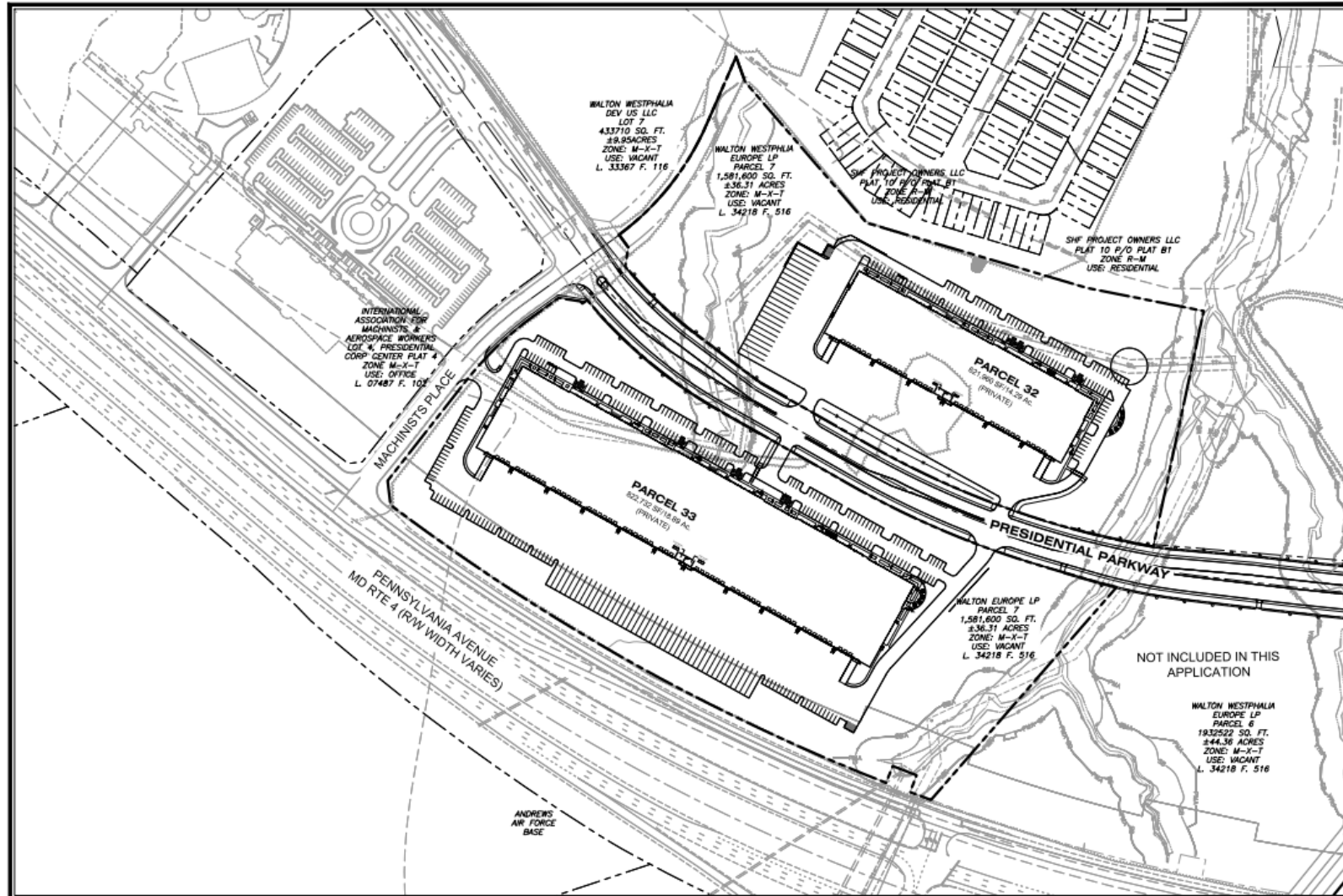
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



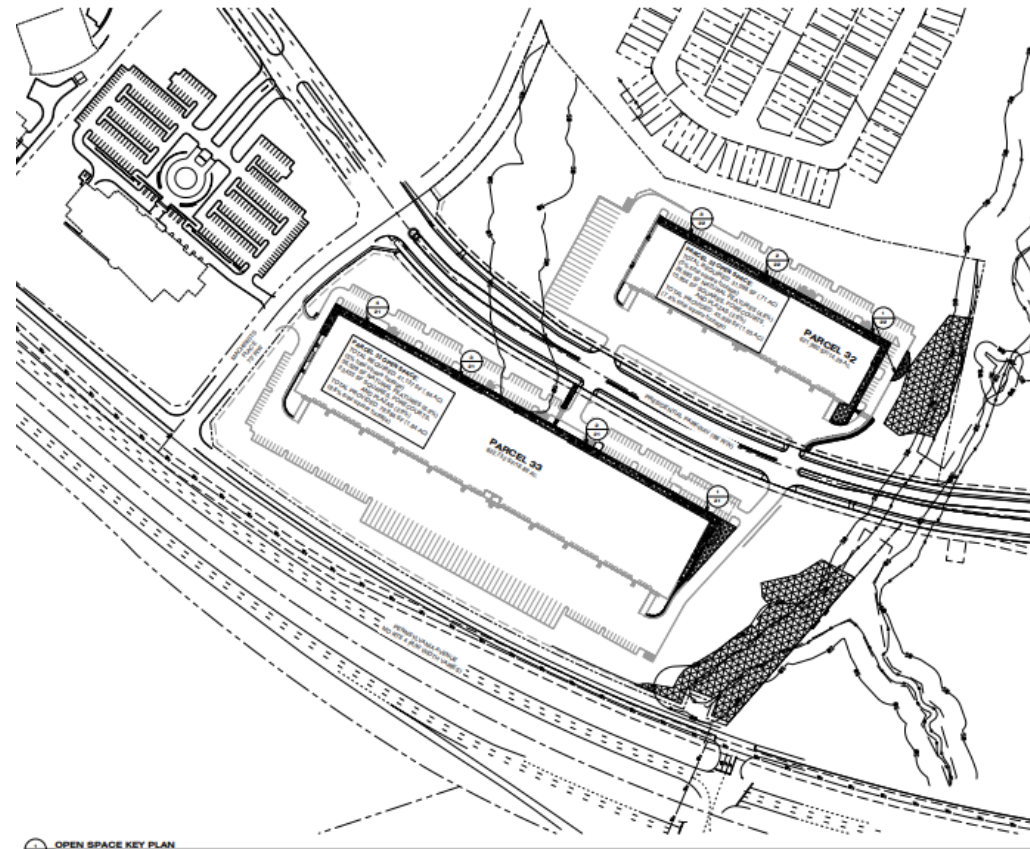
DETAILED SITE PLAN RENDERING



DETAILED SITE PLAN



OPEN SPACE SET-ASIDES EXHIBIT



OPEN SPACE KEY PLAN
SCALE: 1" = 100'

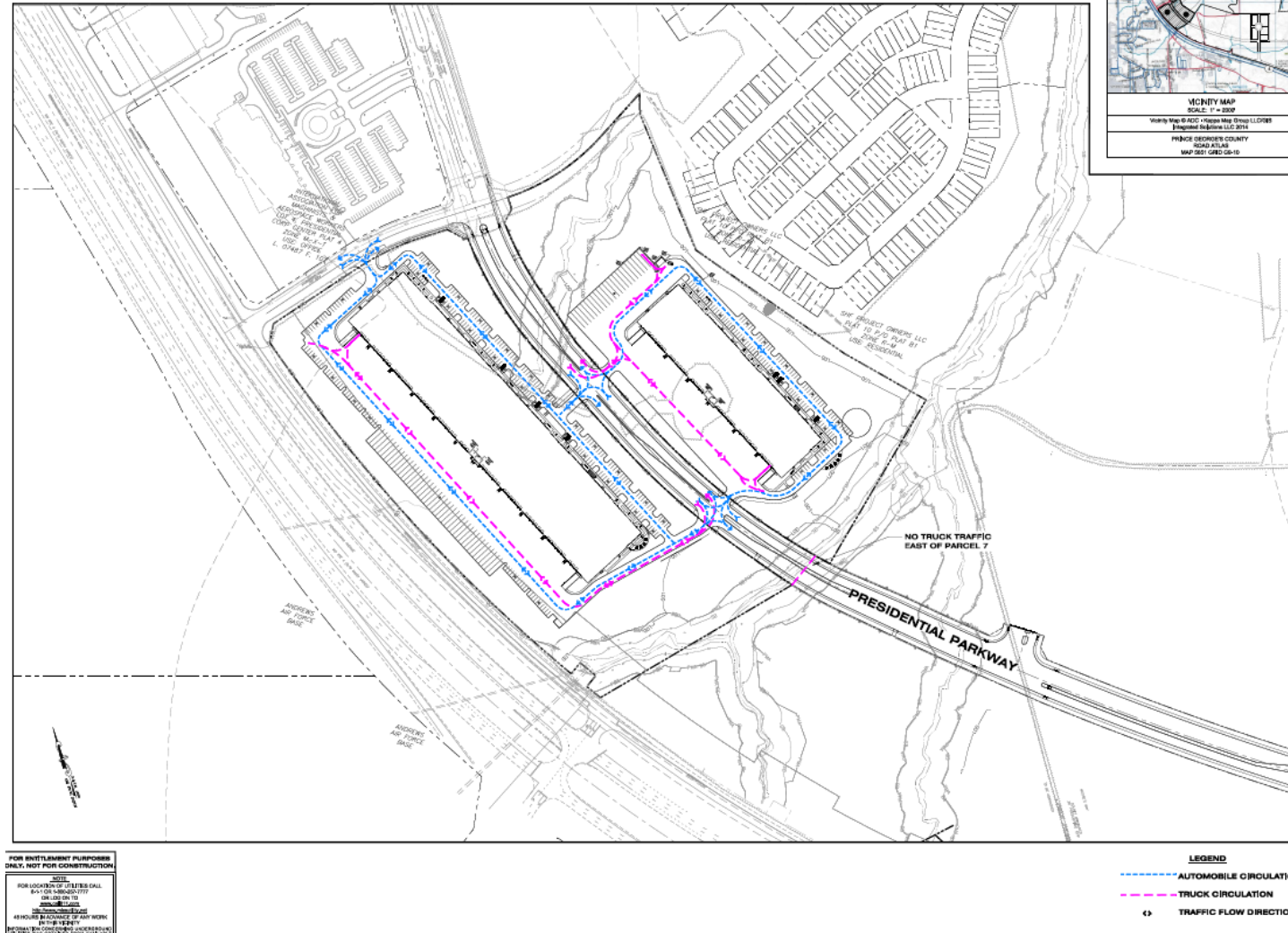
Table 27-6403: Required Open Space Set-Asides
Minimum Open Space Set-Aside Area
(as percentage of development site area)

Use Classification	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and R-PD Zone	Transit Oriented/Activity Center Base and PD Zones, MU PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed-Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%



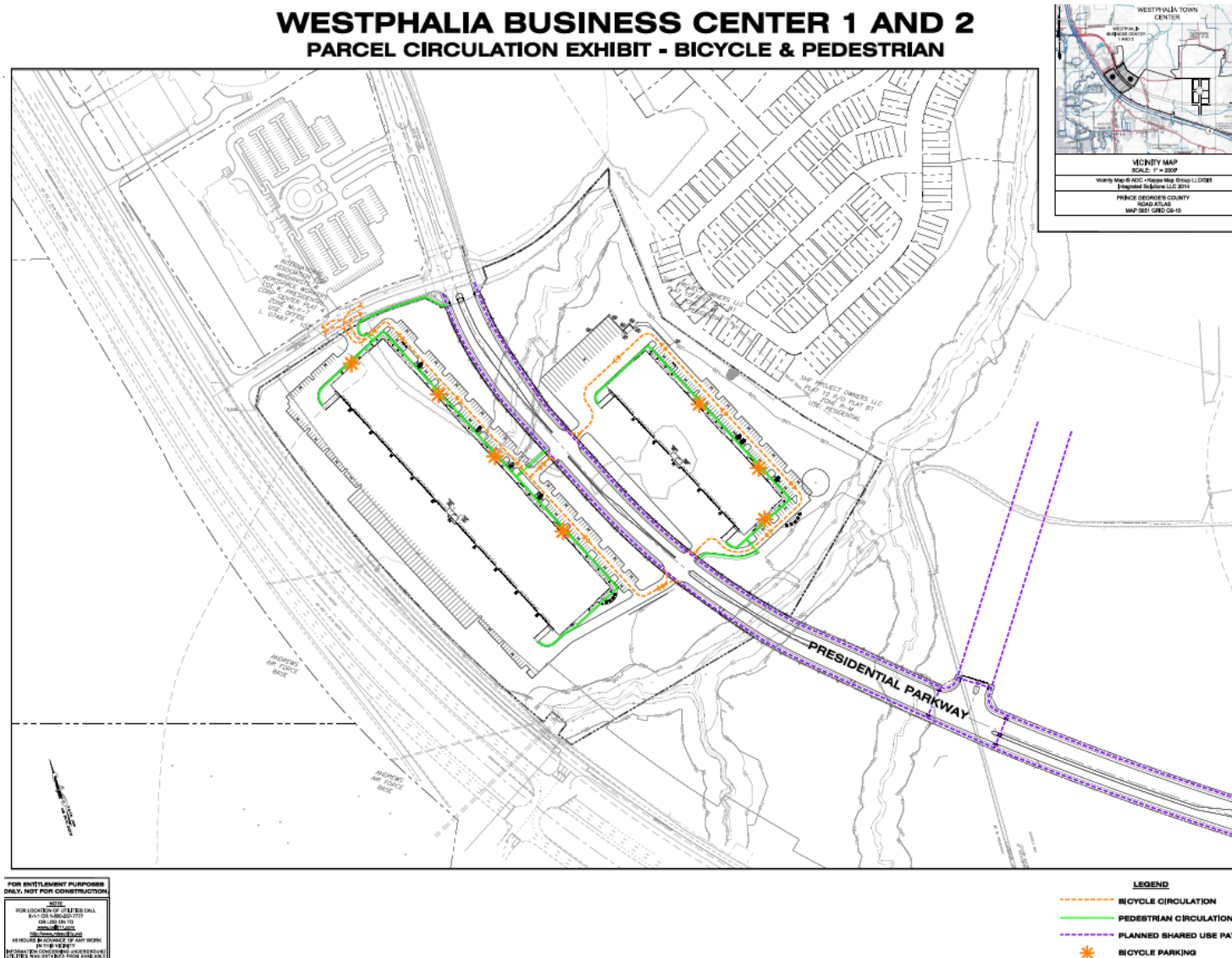
CIRCULATION EXHIBIT

WESTPHALIA BUSINESS CENTER 1 AND 2 PARCEL CIRCULATION EXHIBIT - VEHICULAR

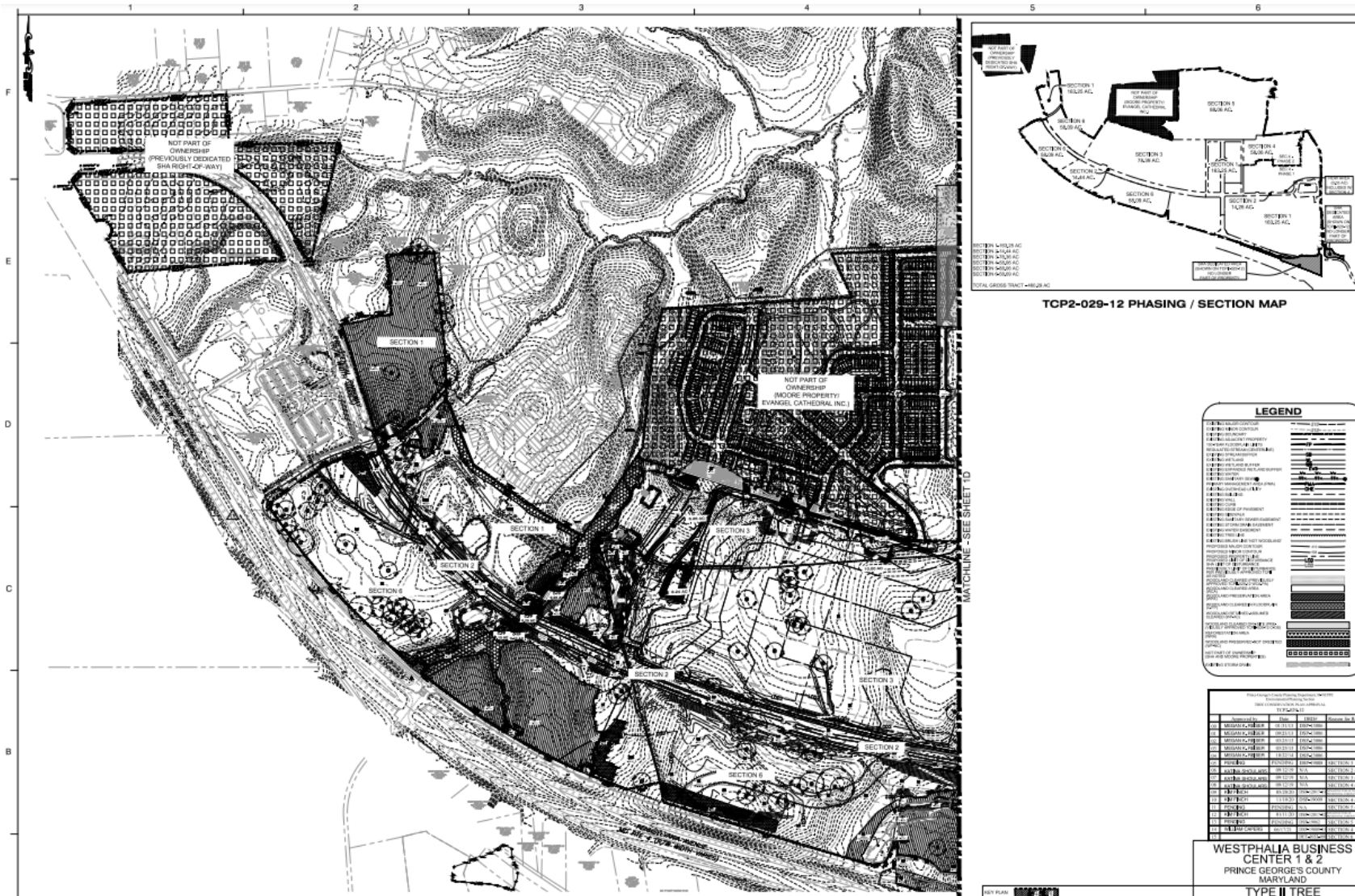


PARCEL CIRCULATION EXHIBIT – BICYCLE & PEDESTRIAN

WESTPHALIA BUSINESS CENTER 1 AND 2 PARCEL CIRCULATION EXHIBIT - BICYCLE & PEDESTRIAN

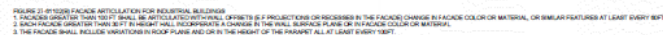


TYPE 2 TREE CONSERVATION PLAN



PARCEL 32 – CONCEPTUAL RENDERING





3D View 01 2

KEYNOTE LEGEND

210	ALUMINUM STOREFRONT SYSTEM
214	ALUMINUM STOREFRONT DOOR
220	STEEL STUD WITH GUARDRAIL AND HANDRAIL, ALL MATERIALS TO BE GALVANIZED
222	YELLOW METAL, DOOR AND FRAME, PAINTED
223	CONCRETE EXTERIOR DRIVE-IN RAMP
230	ALUMINUM PANELLED DRIVING
235	METAL CANOPY, TYP.
236	METAL CANOPY, RAINWATER
238	TYPICAL BUILDING RAINWATER TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY REQUIREMENTS TO ENGINEER, SEE DETAIL 911
301	METAL CANOPY, RAINWATER
410	DRIVE-IN DOOR
416	CONCRETE DRIVEWAY
420	DOWNPOUT GUARD
424	FORMAL SIGN PANEL, SEE PANEL DRAWING
431	EXTERIOR BUILDING SIGNAGE & BUILDING ADDRESS TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY REQUIREMENTS TO ENGINEER, SEE DETAIL 911
432	1" UP OR 1" DOWN, 1" OF VERTICAL EXTERIOR COLUMN WALL CORRECTION TYP.
433	EXTERIOR WALL PANEL, WALL, BE FULLY INSULATED TO DIRECT LIGHT VERTICALLY DOWNWARD AND MOUNTING HEIGHT 10' TO 12' T.O. A.

PAINT SCHEME LEGEND

PAINT SCHEME COLORS:

P1: BASE COLOR (BRICK)	SW 6001 NORTH STAR
P2: ACCENT COLOR (WHITE)	SW 6001 EXTRA WHITE
P3: ACCENT COLOR (DARK)	SW 7001 HAZEL GRAY
P4: ACCENT COLOR (IN SET)	DAKOTA

GLAZING LEGEND

GLAZING:

GL 01	INSULATED GLAZING UNIT
GL 02	TEMPERED SAFETY GLASS

SEE GLAZING TYPES SHEET FOR GLAZING TYPES & SPECIFICATIONS

NOTES:

- BUILDING FACADES COMPLY WITH LOCAL (SEE) (IF OF SECTION 21-400000)
- (P1) ZONING ORDINANCES 21-400000

KEYNOTE LEGEND

210 ALUMINUM STOREFRONT SYSTEM
214 ALUMINUM STOREFRONT DOOR
220 STEEL STUD WITH GUARDRAIL AND HANDRAIL, ALL MATERIALS TO BE GALVANIZED
222 YELLOW METAL, DOOR AND FRAME, PAINTED
223 CONCRETE EXTERIOR DRIVE-IN RAMP
230 ALUMINUM PANELLED DRIVING
235 METAL CANOPY, TYP.
236 METAL CANOPY, RAINWATER
238 TYPICAL BUILDING RAINWATER TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY REQUIREMENTS TO ENGINEER, SEE DETAIL 911
301 METAL CANOPY, RAINWATER
410 DRIVE-IN DOOR
416 CONCRETE DRIVEWAY
420 DOWNPOUT GUARD
424 FORMAL SIGN PANEL, SEE PANEL DRAWING
431 EXTERIOR BUILDING SIGNAGE & BUILDING ADDRESS TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY REQUIREMENTS TO ENGINEER, SEE DETAIL 911
432 1" UP OR 1" DOWN, 1" OF VERTICAL EXTERIOR COLUMN WALL CORRECTION TYP.
433 EXTERIOR WALL PANEL, WALL, BE FULLY INSULATED TO DIRECT LIGHT VERTICALLY DOWNWARD AND MOUNTING HEIGHT 10' TO 12' T.O. A.

PAINT SCHEME LEGEND

PAINT SCHEME COLORS:

P1: BASE COLOR (BRICK)	SW 6001 NORTH STAR
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P4: ACCENT COLOR (IN SET)	DAKOTA

GLAZING LEGEND

GLAZING:

GL 01	INSULATED GLAZING UNIT
GL 02	TEMPERED SAFETY GLASS

SEE GLAZING TYPES SHEET FOR GLAZING TYPES & SPECIFICATIONS

NOTES:

- BUILDING FACADES COMPLY WITH LOCAL (SEE) (IF OF SECTION 21-400000)
- (P1) ZONING ORDINANCES 21-400000

PARCEL 32 – RESIDENTIAL FACING FACADE



PARCEL 7 NORTH- RESIDENTIAL FACING FACADE 1
SCALE: 3/4" = 1'-0"



EXAMPLE OF MASSING AND MATERIALS- LARGE AMOUNTS OF GLAZING, FORMLINER AT WINDOWS



EXAMPLE OF MASSING AND MATERIALS- VERTICAL FINIS, PAINTED CONCRETE TILT UP PANELS



EXAMPLE OF MASSING AND MATERIALS- HORIZONTAL REVEALS



EXAMPLE OF MASSING AND MATERIALS- ALUMINUM SUNSHADES

PARCEL 33 - CONCEPTUAL RENDERING



PARCEL 33 - BUILDING

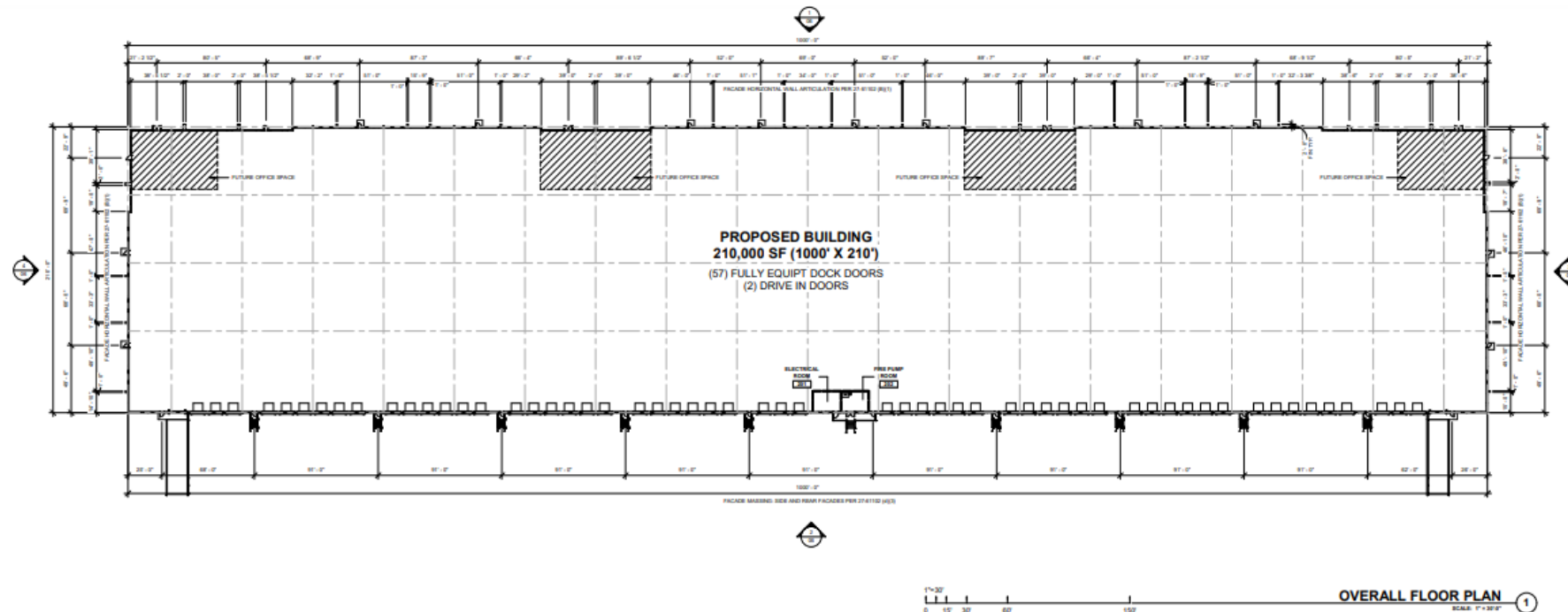
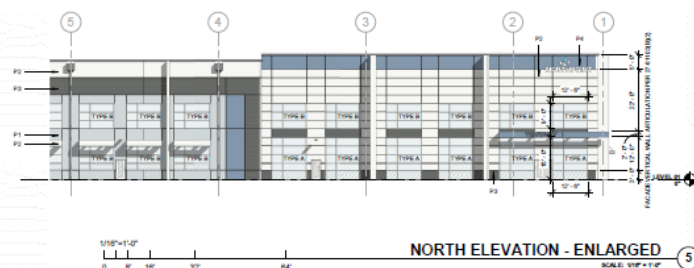
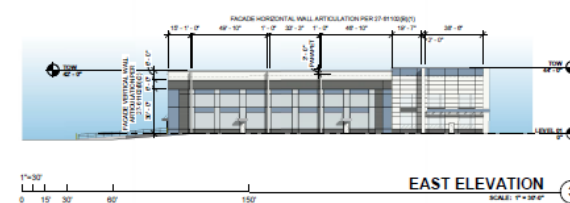
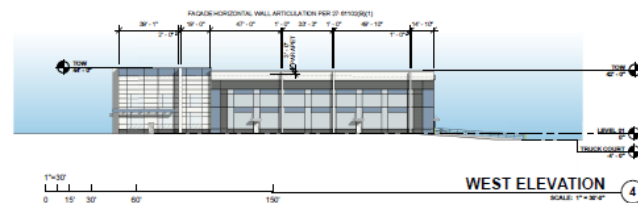
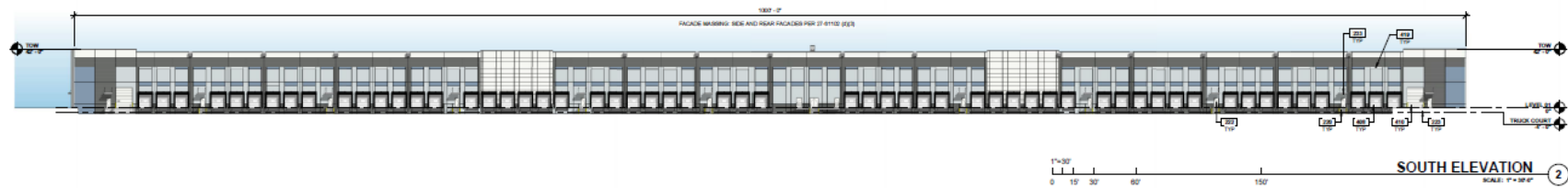
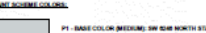


FIGURE 21-41 (B) FACADE ARTICULATION FOR INDUSTRIAL BUILDINGS
1. FACADES GREATER THAN 100 FT SHALL BE ARTICULATED WITH VERTICAL OFFSETS (E.G. PROJECTIONS OR RECESSES) IN THE FACADES CHANGE IN FACADE COLOR OR MATERIAL, OR SIMILAR FEATURES AT LEAST EVERY 50 FT.
2. EACH FACADE GREATER THAN 50 FT IN HEIGHT SHALL INCORPORATE A CHANGE IN THE WALL, ROOF OR PLANE OR IN FACADE COLOR OR MATERIAL.
3. THE FACADE SHALL INCLUDE VARIATIONS IN ROOF PLANE AND OR IN THE HEIGHT OF THE PARAPET ALL AT LEAST EVERY 100 FT.

[illegible]

KEYNOTE LEGEND		GLAZING LEGEND	
213	ALUMINUM STORAGEDOOR SYSTEM	 GLAZING GL 01 INSULATED GLAZING UNIT GL 02 TEMPERED SAFETY GLASS SEE GLAZING TYPES SHEET FOR GLAZING TYPES & SPECIFICATION	
214	ALUMINUM STORAGEDOOR SYSTEM		
215	STEEL, STEAK WITH GUERRELA AND HENDERS. ALL MATERIALS TO BE GALVANIZED		
220	CONCRETE INJECTED DOORS AND PARTS		
221	CONCRETE INJECTED DOORS AND PARTS		
222	METAL CANNOPY - TYP		
223	METAL CANNOPY - TYP		
224	STEEL, STEAK WITH GUERRELA AND HENDERS. ALL MATERIALS TO BE GALVANIZED	 PAINT SOURCE COLOR P1 - BASE COLOR (BEDDING) SW 626 NORTH STAR P2 - ACCENT COLOR (LIGHT) SW 709 EXTRA WHITE P3 - ACCENT COLOR (DARK) SW 709 ANGEL'S GRAY P4 - ACCENT COLOR SW 626 - DAYTIME	
225	STEEL, STEAK WITH GUERRELA AND HENDERS. ALL MATERIALS TO BE GALVANIZED		
226	CONCRETE INJECTED DOORS AND PARTS		
227	CONCRETE INJECTED DOORS AND PARTS		
228	METAL CANNOPY - TYP		
229	METAL CANNOPY - TYP		
230	STEEL, STEAK WITH GUERRELA AND HENDERS. ALL MATERIALS TO BE GALVANIZED	 MATERIAL DOWNSPOUT SUMMER - TO MATCH ADJACENT WALL COLOR DOWNSPOUT & SCUPPER ROSES - TO MATCH ADJACENT WALL COLOR METAL COPING - TO MATCH ADJACENT WALL COLOR	
231	STEEL, STEAK WITH GUERRELA AND HENDERS. ALL MATERIALS TO BE GALVANIZED		
232	CONCRETE INJECTED DOORS AND PARTS		
233	CONCRETE INJECTED DOORS AND PARTS		
234	METAL CANNOPY - TYP		
235	METAL CANNOPY - TYP		

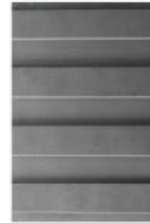
MATERIAL FINISH BOARD

HARD SAMPLE FINISHES

1. ALUMINUM MULLION FINISH



2. FORMLINER/PAINTED PANEL FINISH



3. BREAK METAL AND FLASHING



4. VISION GLASS/TEMPERED GLASS



5. CANOPY SUNSCREEN FINISH 01

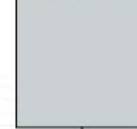


6. SUNSCREEN FINISH 02



SHERWIN-WILLIAMS COLORS

SW 6245 NORTH STAR



SW 7064 EXTRA WHITE



SW 7066 GRIZZLE GRAY



SW 8151 DAPHNE



NOTE: COLORS TO BE DUPLICATED FOR ALL BUILDING ELEVATIONS. SEE COLORED ELEVATIONS FOR LOCATIONS ON EACH

PARCEL 7 NORTH- NORTH ELEVATION

SCALE: 1" = 32'-0"



STAFF RECOMMENDATION

- **DET-2022-001 - APPROVAL** with conditions
- **TCPII-029-12-16 - APPROVAL** with conditions
- **Variance to Section 27-4204(d)(3) - APPROVAL**

Minor Issues:

- Technical

Applicant Required Mailings:

- Informational Mailing: 05/09/22
- Pre-Application Neighborhood Meeting: 06/08/22
- Acceptance Mailing: 10/24/22