

# **Docket #6**

## **CD-CPC-2024-00102**

### **Development Plan – Non-Residential (Major Amendment)**

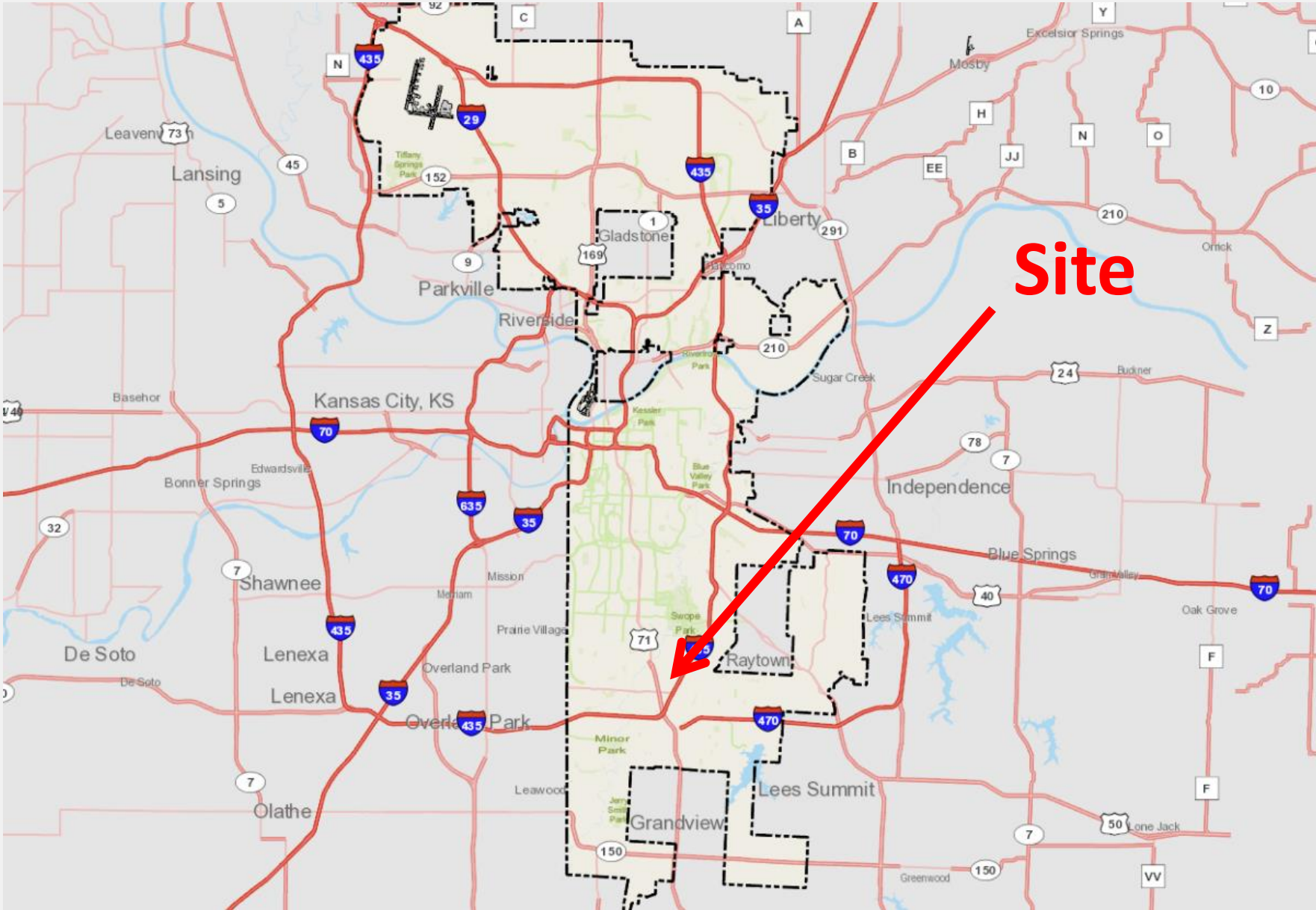
Bannister Goodwill – 5000 E Bannister Rd

August 21, 2024

*Prepared for*

City Plan Commission





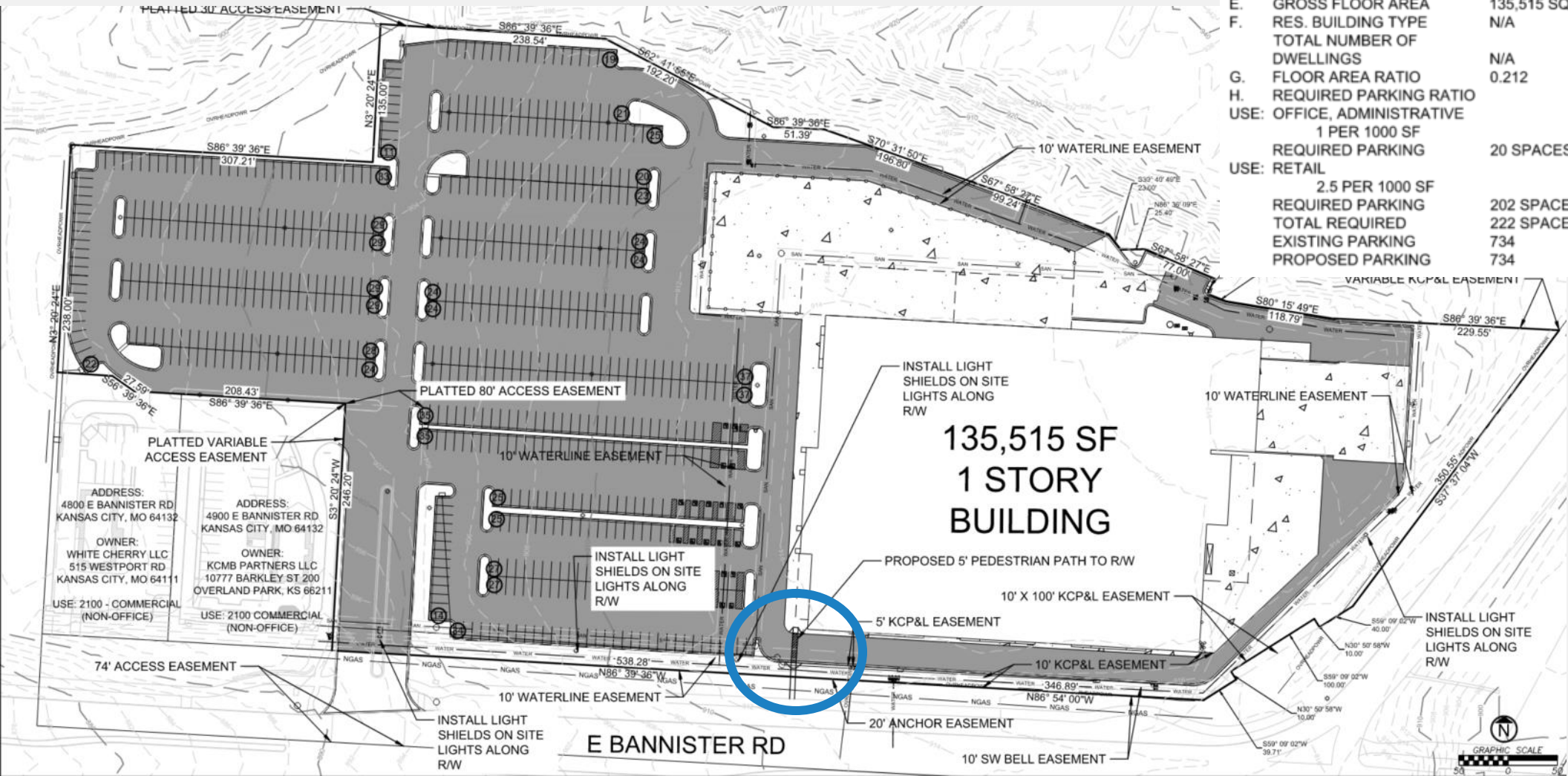






**DEVELOPMENT SUMMARY TABLE**

A. EXISTING ZONING	B2-2
B. TOTAL LAND AREA	638,353.741 SQ FT 14.655 AC
C. PROPOSED USE	OFFICE, ADMINISTRATIVE - 19700 SF RETAIL - 80,800 WAREHOUSE - 35,015 SF
D. BUILDING HEIGHT	30 FT
E. GROSS FLOOR AREA	135,515 SQ FT
F. RES. BUILDING TYPE	N/A
TOTAL NUMBER OF DWELLINGS	N/A
G. FLOOR AREA RATIO	0.212
H. REQUIRED PARKING RATIO	
USE: OFFICE, ADMINISTRATIVE	1 PER 1000 SF
REQUIRED PARKING	20 SPACES - 19,700 SF
USE: RETAIL	2.5 PER 1000 SF
REQUIRED PARKING	202 SPACES - 80,800 SF
TOTAL REQUIRED	222 SPACES
EXISTING PARKING	734
PROPOSED PARKING	734



Site Plan

SOUTH ELEVATION





# WEST ELEVATION





View towards site from E Bannister Rd (June 2024)





View towards site from E Bannister Rd (June 2024)





View east on E Bannister Rd (June 2024)

# Staff Recommendation

**Case No. CD-CPC-2023-00102**

Approval with Conditions