

25-DDP-0003

Ryan Fire Protection

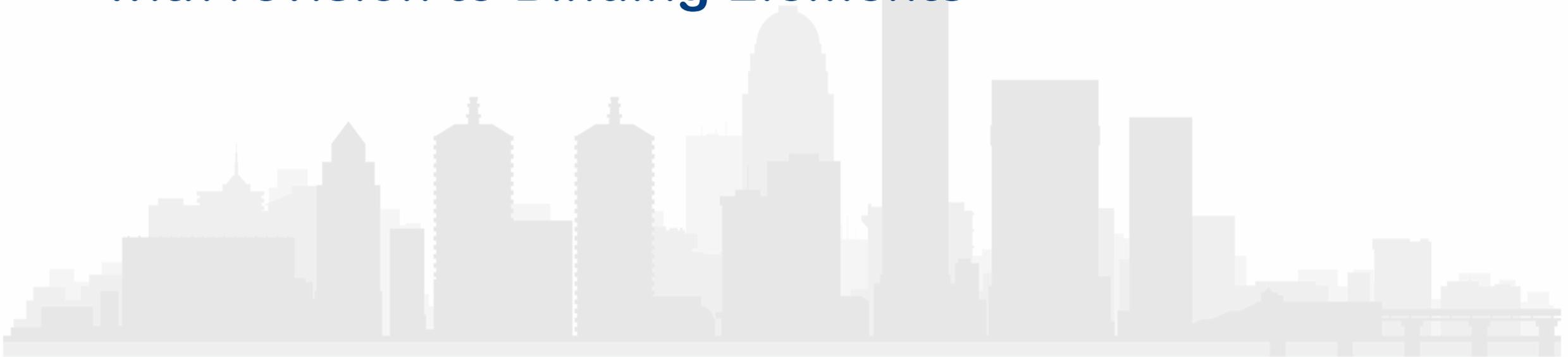
Development Review Committee

Zach Schwager, Planner I
April 9, 2025



REQUEST

- **Revised Detailed District Development Plan (RDDDP) with revision to Binding Elements**



CASE SUMMARY

- **Approximately three acres**
- **Suburban Workplace form district**
- **Planned Employment Center (PEC) zoning district**



CASE SUMMARY

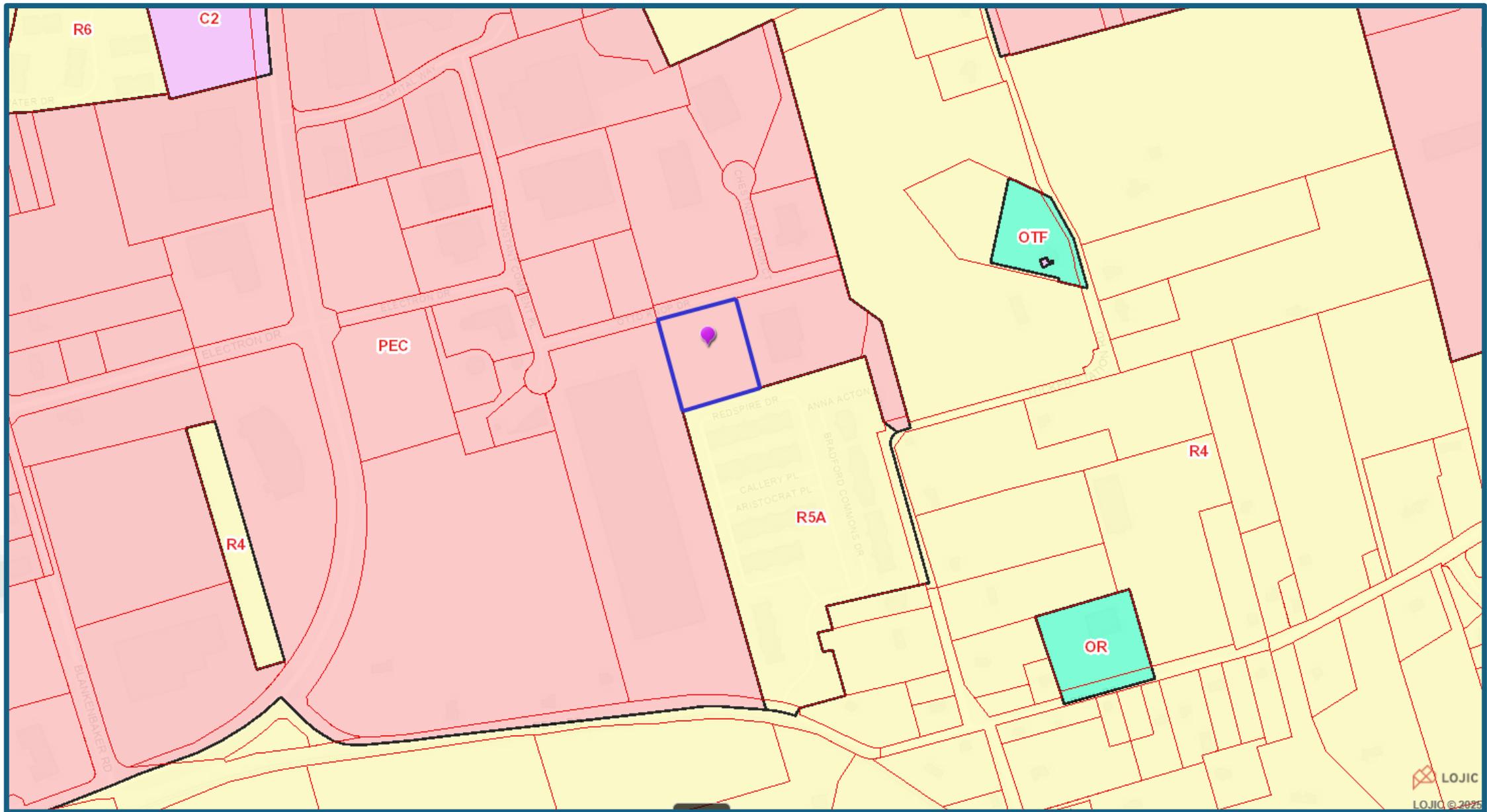
- **Site on south side of Otto Knop Drive, east of Blankenbaker Parkway from Electron Drive**
- **Subject property part of rezoning for six properties rezoned from R-4 Residential Single Family to PEC under case #9-42-06**

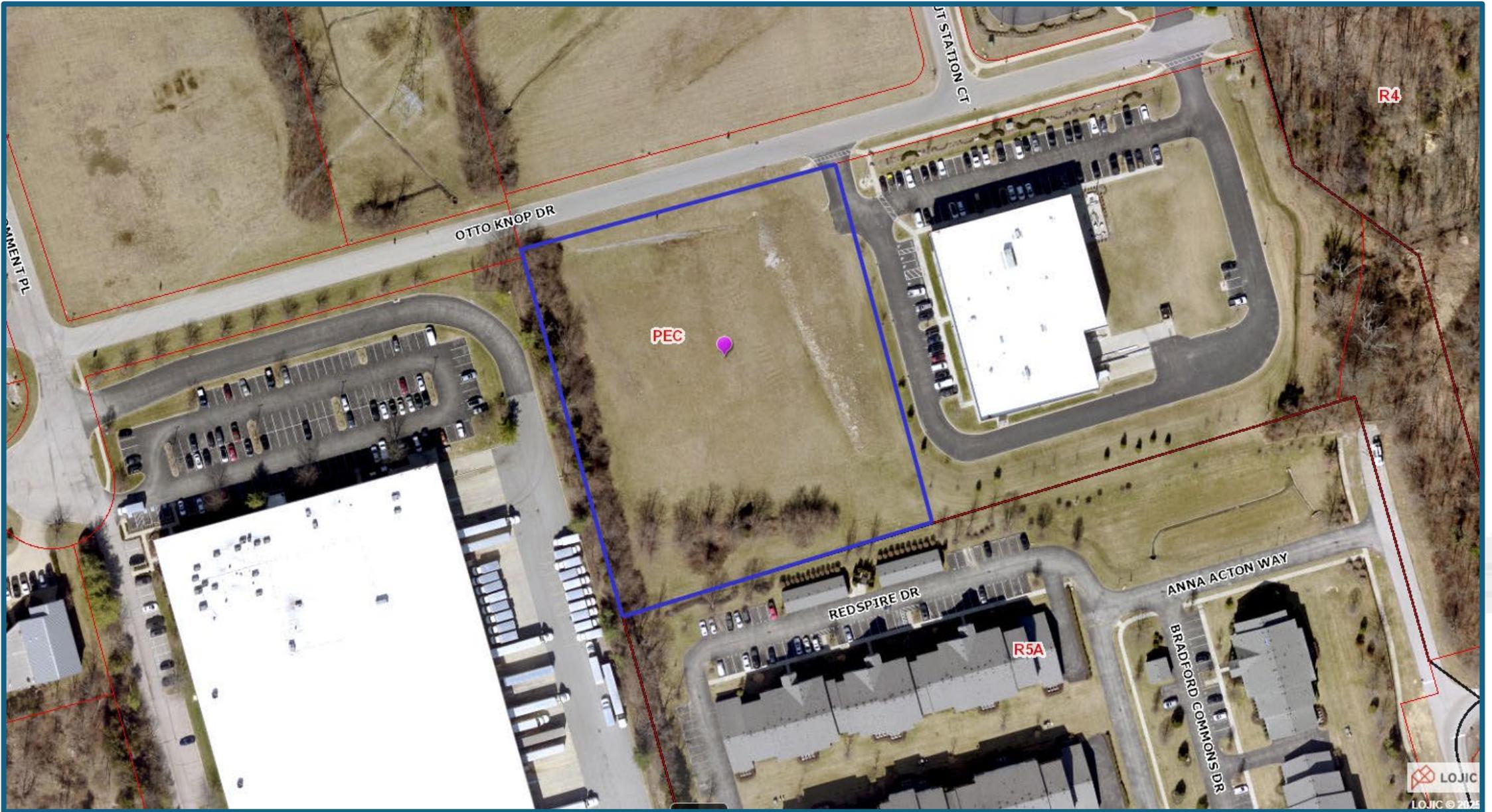


CASE SUMMARY

- Detailed district development plan was approved under case #15DEVPLAN1119
- The property is currently undeveloped and the applicant proposes to construct a 26,558 sq. ft office/warehouse with associated parking and loading







SUBJECT PROPERTY



Front from Otto Knop Drive



STAFF FINDINGS



The proposal meets the guidelines of the Comprehensive Plan and the requirements of the Land Development Code



Overall site design and land uses are compatible with the existing and future development of the area



Landscaping will be required as shown on an approved landscape plan

REQUIRED ACTIONS

- ❖ **APPROVE or DENY the Revised Detailed District Development Plan with revision to Binding Elements**

