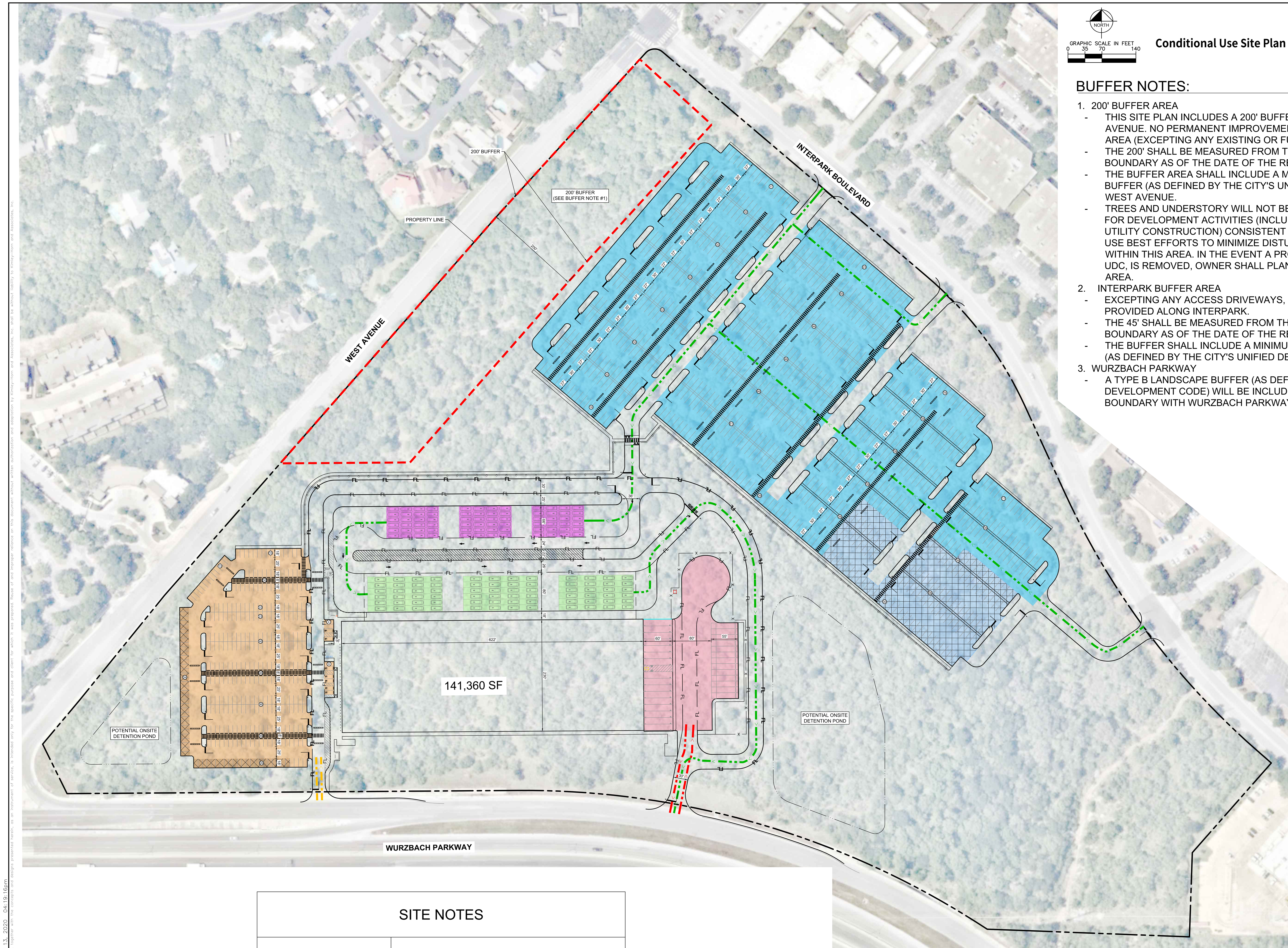
Conditional Use Site Plan for Z-2020-10700015 CD



BUFFER NOTES:

1. 200' BUFFER AREA
   - THIS SITE PLAN INCLUDES A 200' BUFFER AREA ALONG A PORTION OF WEST AVENUE. NO PERMANENT IMPROVEMENTS MAY BE CONSTRUCTED IN THIS AREA (EXCEPTING ANY EXISTING OR FUTURE UNDERGROUND UTILITIES).
   - THE 200' SHALL BE MEASURED FROM THE WEST AVENUE RIGHT-OF-WAY BOUNDARY AS OF THE DATE OF THE REZONING APPROVAL.
   - THE BUFFER AREA SHALL INCLUDE A MINIMUM OF A TYPE B LANDSCAPE BUFFER (AS DEFINED BY THE CITY'S UNIFIED DEVELOPMENT CODE) ALONG WEST AVENUE.
   - TREES AND UNDERSTORY WILL NOT BE REMOVED EXCEPT AS NECESSARY FOR DEVELOPMENT ACTIVITIES (INCLUDING SURVEYING, GRADING, AND UTILITY CONSTRUCTION) CONSISTENT WITH THIS SITE PLAN. OWNER SHALL USE BEST EFFORTS TO MINIMIZE DISTURBANCE TO UNDERSTORY AND TREES WITHIN THIS AREA. IN THE EVENT A PROTECTED TREE, AS DEFINED BY THE UDC, IS REMOVED, OWNER SHALL PLANT A NEW TREE WITHIN THE BUFFER AREA.
2. INTERPARK BUFFER AREA
   - EXCEPTING ANY ACCESS DRIVEWAYS, A 45' BUFFER AREA SHALL BE PROVIDED ALONG INTERPARK.
   - THE 45' SHALL BE MEASURED FROM THE WEST AVENUE RIGHT-OF-WAY BOUNDARY AS OF THE DATE OF THE REZONING APPROVAL.
   - THE BUFFER SHALL INCLUDE A MINIMUM OF A TYPE A LANDSCAPE BUFFER (AS DEFINED BY THE CITY'S UNIFIED DEVELOPMENT CODE).
3. WURZBACH PARKWAY
   - A TYPE B LANDSCAPE BUFFER (AS DEFINED BY THE CITY'S UNIFIED DEVELOPMENT CODE) WILL BE INCLUDED ALONG THE PROPERTY'S BOUNDARY WITH WURZBACH PARKWAY.

I, Interpark Associates Ltd, Interpark Associates 10 LLC, and Interpark Associates 11 LLC, THE PROPERTY OWNER, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PARKING BREAKDOWN

PARKING	PROPOSED
PHASE I ASSOCIATE PARKING	301
PHASE I VAN PARKING	730
PHASE II ASSOCIATE PARKING	56
PHASE II VAN PARKING	118
TOTAL PARKING	1,205

SITE NOTES

ACREAGE	54.564 AC
CURRENT ZONING	C-3 AHOD MLOD-1 / C-2 AHOD MLOD-1 / C-2 AHOD
REQUESTED ZONING	C-3 AHOD MLOD-1 / C-3 AHOD WITH A CONDITIONAL USE FOR WAREHOUSING
COMMUNITY PLAN	SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN
CURRENT LAND USE DESIGNATION	BUSINESS PARK (THE PROPOSED ZONING IS CONSISTENT WITH THIS DESIGNATION)
PROPOSED USE	WAREHOUSING/DISTRIBUTION CENTER AND PARKING

NOTES:

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME.
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
3. THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.
4. INTERIOR LAYOUT PROVIDED FOR DISCUSSION PURPOSES ONLY. LAYOUT AND OPERATION TO BE CONFIRMED BY ARCHITECT/OWNER.

LEGEND:

- ASSOCIATE TRAFFIC FLOW DIRECTION
- DSP / FLEX TRAFFIC FLOW DIRECTION
- TRUCK TRAFFIC FLOW DIRECTION

NOT FOR CONSTRUCTION

FOR REVIEW

No. | REVISIONS | DATE | BY

Kimley»Horn

FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT 063486553
DATE NOVEMBER 2020
SCALE AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

SITE CONCEPT EXHIBIT

INTERPARK W. AVE. AND WURZBACH PKWY
SAN ANTONIO TX

SHEET NUMBER
SC1