



## MEMORANDUM

**Date:** September 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** 230 Mundy Memorial  
Warehouse Site Plan  
Map – 77  
Parcel – 58.02

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**Request:** Dale & Associates, on behalf of their client, requests site plan approval for a warehouse with office space and associated improvements at 230 Mundy Memorial Drive in District 4.

**Overview:** The development site is 5.46 acres located just south of I40 on the south side of Mundy Memorial Drive, north of the existing Destaco structure. The site is primarily cleared of vegetation and not developed, save for paved areas and a small guard shack. The zoning is I-R and the proposed use is a warehouse with office space totaling 80,500sf (6,000sf of office).

**Bulk Regulations:** Building coverage is approximately 41% (50% max.) and impervious surfaces cover 68% (70% max) of the site. Building height is 45', below the maximum permitted of 50'. Building setbacks are correctly rendered on the plans (20'f, 10's & 20'r). The site is not subject to any supplemental buffering because the location is surrounded by I-R zoning.

**Vehicular & Pedestrian Access:** Vehicular access is provided via two existing curb cuts on Mundy Memorial Drive, which are currently used by Destaco. Sidewalk is proposed along the Mundy Memorial Drive frontage, per code, and two pedestrian connections are provided to the right-of-way from the interior of the site.

**Article IX Parking:** The correct parking formulae were used to calculate required parking, 1/400 office and 1/300 for the warehouse, resulting in 40 spaces total. Parking stall and drive aisles are appropriately sized. Permeable pavers are utilized in some of the parking stalls to reduce overall impervious surfaces. A wave style bike rack is provided with space for five bikes.

**7-103.9 Industrial Building Design:** The structure is 45' tall and faced with tilt-up concrete panels and anodized storefronts. The applicant is seeking a waiver for the façade materials. The building façade contains enough color variation, windows and relief to break up the monotony of façade on such a large building. Rooftop HVAC and associated equipment is screened from horizontal view via a parapet wall.

Notes provided indicate wall mounted equipment will be painted to match the façade. The applicant is requesting the use of wall pack lighting fixtures in the service areas of the building. Parking lot lighting fixtures are acceptable, the poles shall be painted black. The supplied photometric plan is acceptable.

Rooftop mechanical equipment is not identified, but it appears that a parapet wall is provided to screen the equipment from horizontal view. Wall mounted exterior lighting fixtures are “d” series and are acceptable for such a building.

Article X Landscaping: A landscape plan has been submitted and is under review by the City’s consultant. Any comments received shall be addressed before submittal of construction plans to Public Works. The site is not subject to supplemental buffering because surrounding zoning districts include only I-R.

Other: Trash receptacles are provided at the doors. The dumpster enclosures are code compliant, except they are lacking pedestrian doors.

Variances/Waivers: The following waivers are requested:

1. 7-103.9: Tilt-up concrete panels in lieu of masonry – STAFF SUPPORTS
2. 7-103.9: Berm screening – STAFF SUPPORTS

**Summary:** This proposal adds 85,000sf of warehouse and ancillary office space to Mundy Memorial Drive in an established industrial area. Items remaining to address are minor and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for a warehouse with offices at 230 Mundy Memorial Drive, subject to the conditions as noted below:

Planning and Zoning:

1. Revise the access easement on the west side of the site so as to not interfere with the building.
2. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
7. All signage shall be reviewed under separate application to the Planning Department.
8. All bollards shall be painted a color complimentary to the building façade, not yellow.
9. All fencing shall be low maintenance, decorative type.
10. Combustible landscaping materials are prohibited within 3’ of the building, i.e. mulch.

11. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
12. Provide a pedestrian door on the trash enclosures.

Engineering:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place the construction plan review stage.
4. General note: New additional impervious area will have to meet current quality and quantity requirements.
5. Safety Analysis shall be submitted prior September 16 to remain on the September planning commission agenda.
6. Site has copious trees and overgrowth in the pond, as part of approval the pond will need to have trees and vegetation removed.
7. Provide curb ramps along the eastern driveway sidewalk across the driveway.
8. Sheet 3.1: Add to the note that removal of trees and vegetation be added to the note about the pond. Expectation is that trees of all sizes to be removed during the project.
9. Any amendments to the access easement shall be provided to staff prior to the issuance of the Land Disturbance Permit.

WWUD:

1. The fire line shall have a meter, then a P.I. V. then a DDCVA..
2. Add a note that all private fire hydrants shall be painted white.
3. The tap configuration will be different.
4. There is not a backflow device shown for the domestic.

Wilson Couty Scools:

1. No Comments Received.