



Sysco Facility Expansion and Master Plan

DRB Panel B Public Hearing

June 22, 2026

Presented by: Chris Myers, Senior Planner

Exhibit A2 DB25-0010

Location



Applications Before the DRB

- City Council Recommendation
 - Request A – Zone Map Amendment

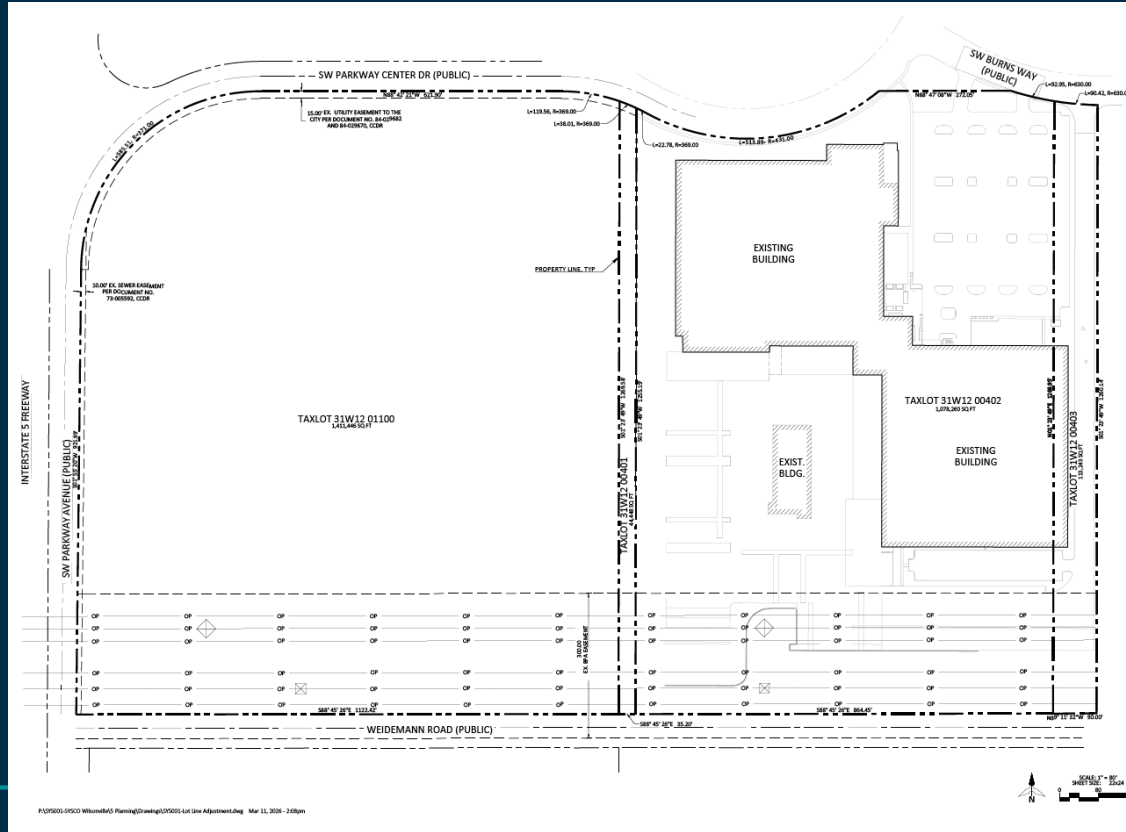
Applications Before the DRB

- **DRB Approval Requests**
- Request B – Stage 1 Preliminary Plan
- Request C – Stage 2 Final Plan
- Request D – Site Design Review
- Request E – Class III Sign Permit
- Request F – Type C Tree Removal Plan
- Request G – Lot Line Adjustment
- Request H – SROZ Verification
- Request I – SRIR

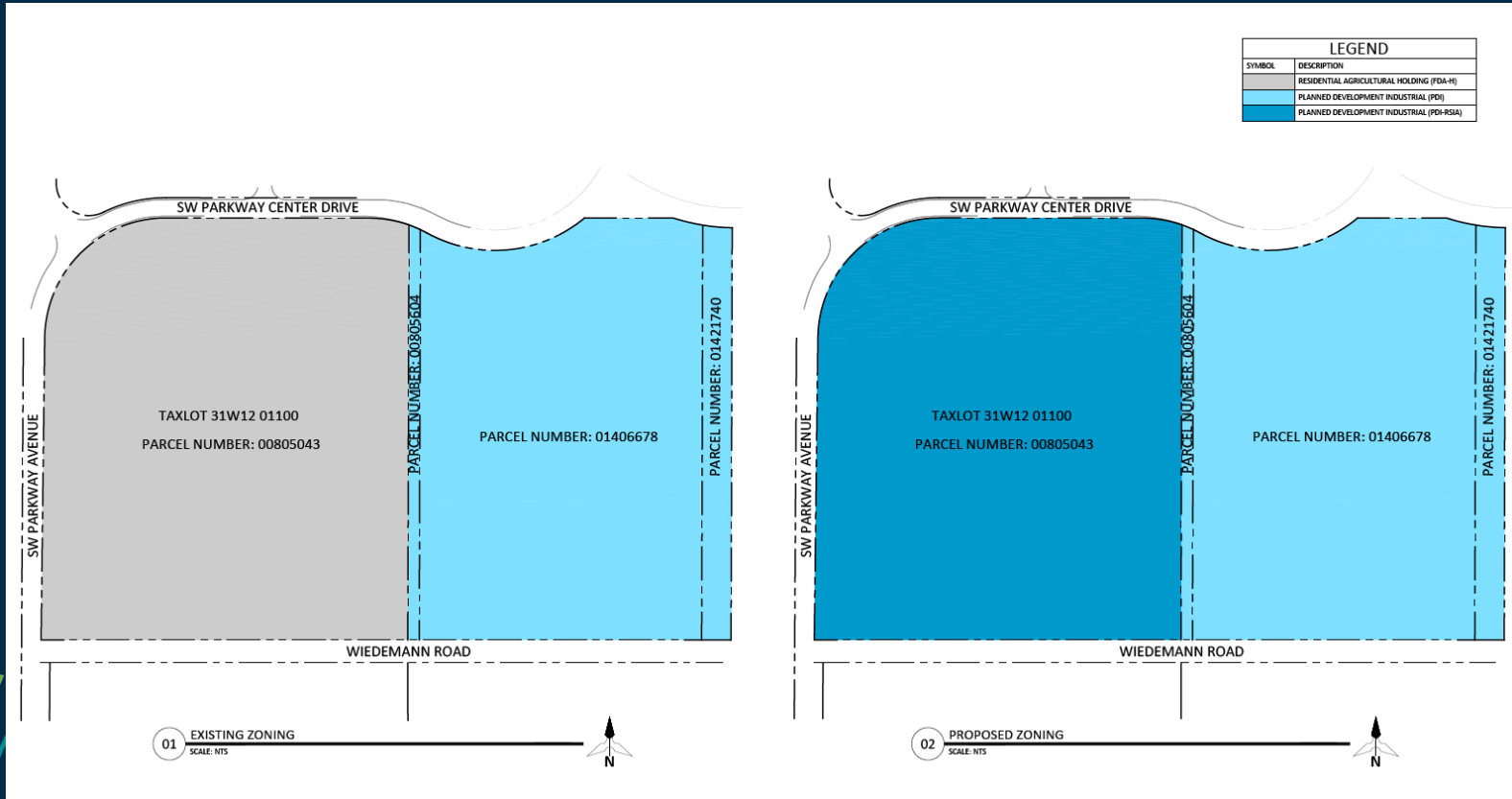
Project Overview



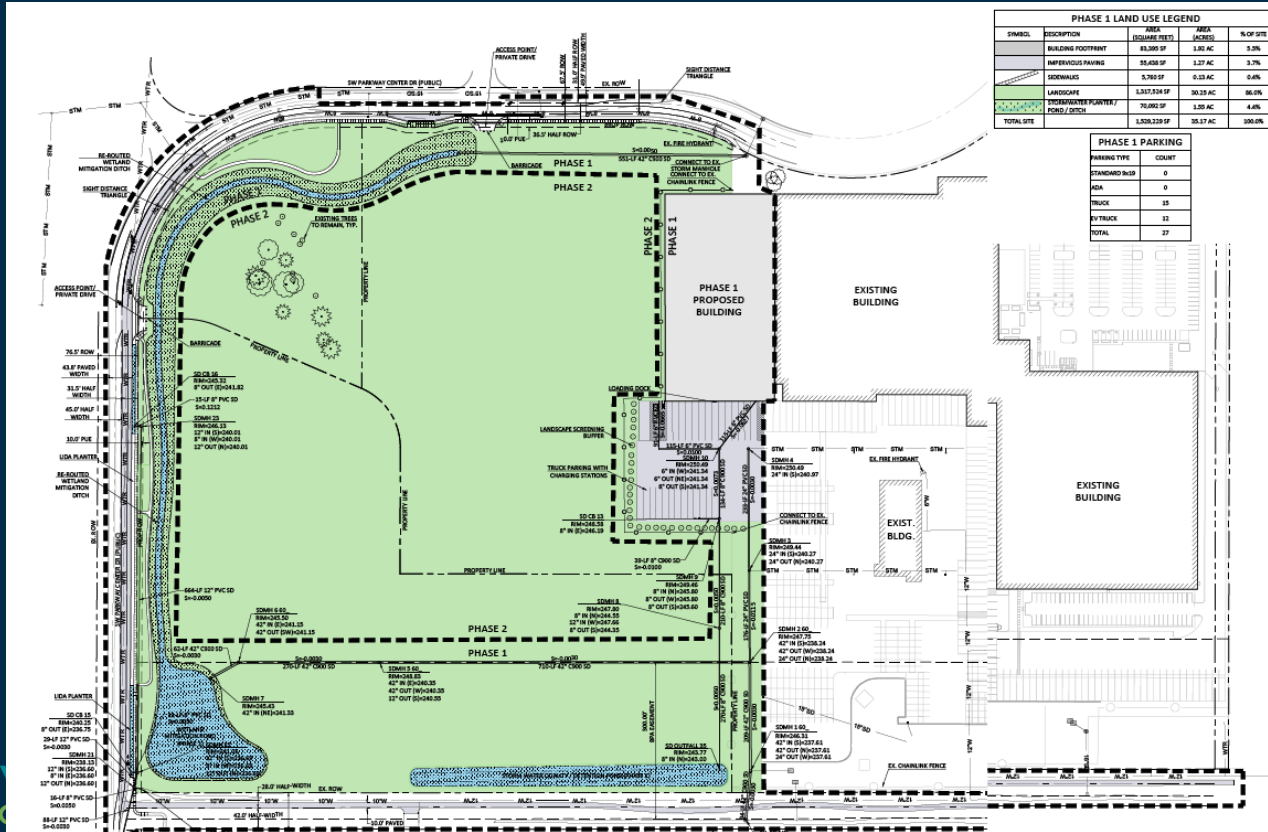
Existing Conditions



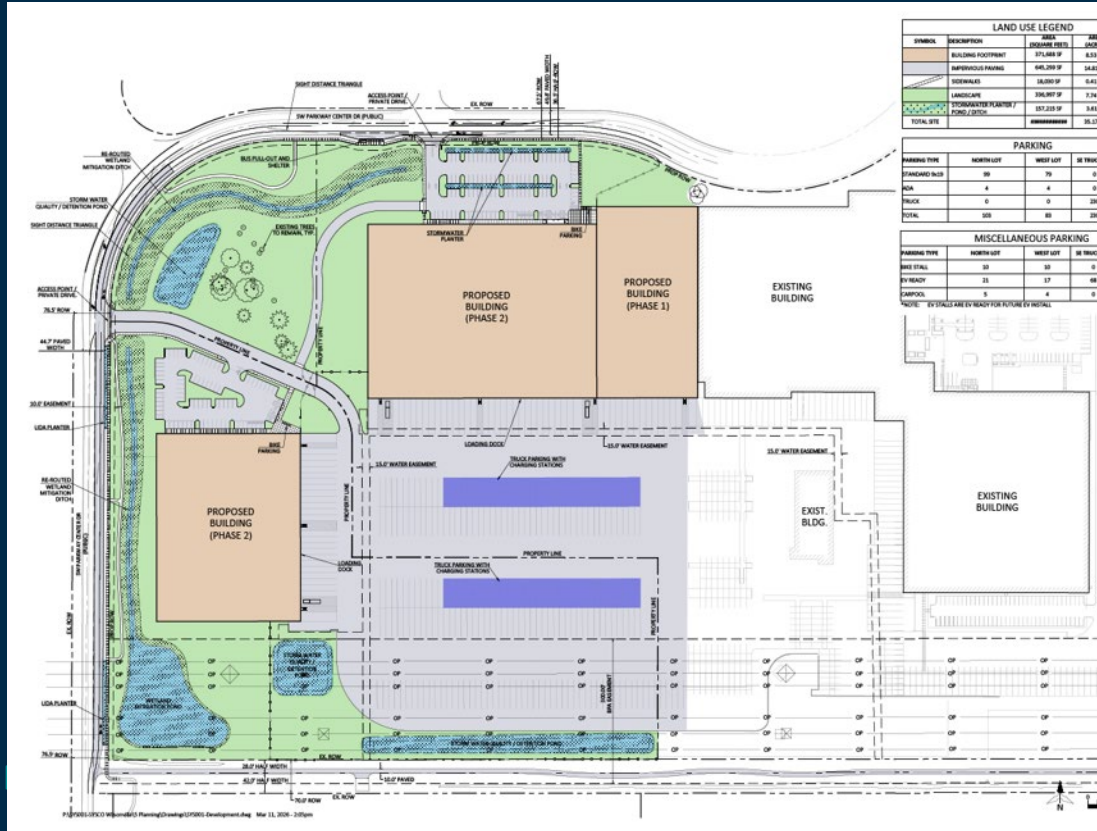
Request A: Zone Map Amendment



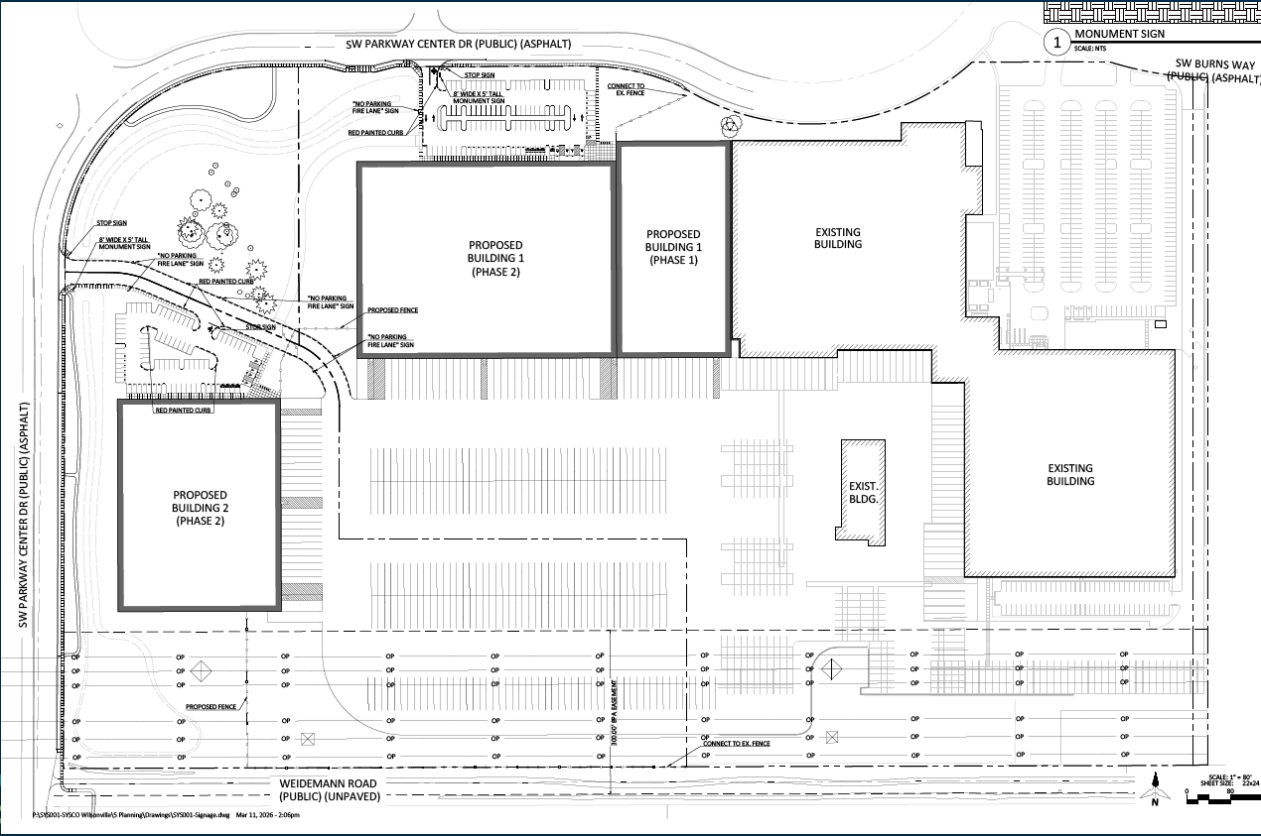
Request B: Stage 1 Preliminary Plan



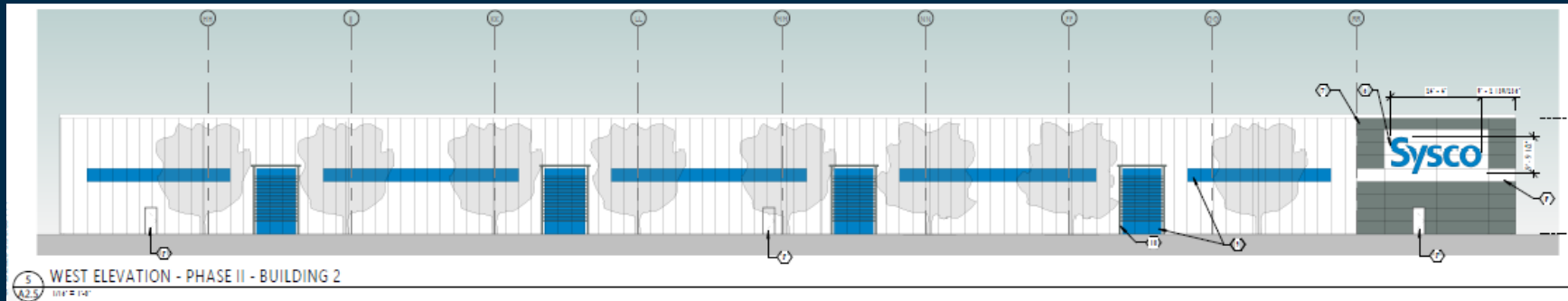
Request C: Stage 2 Final Plan



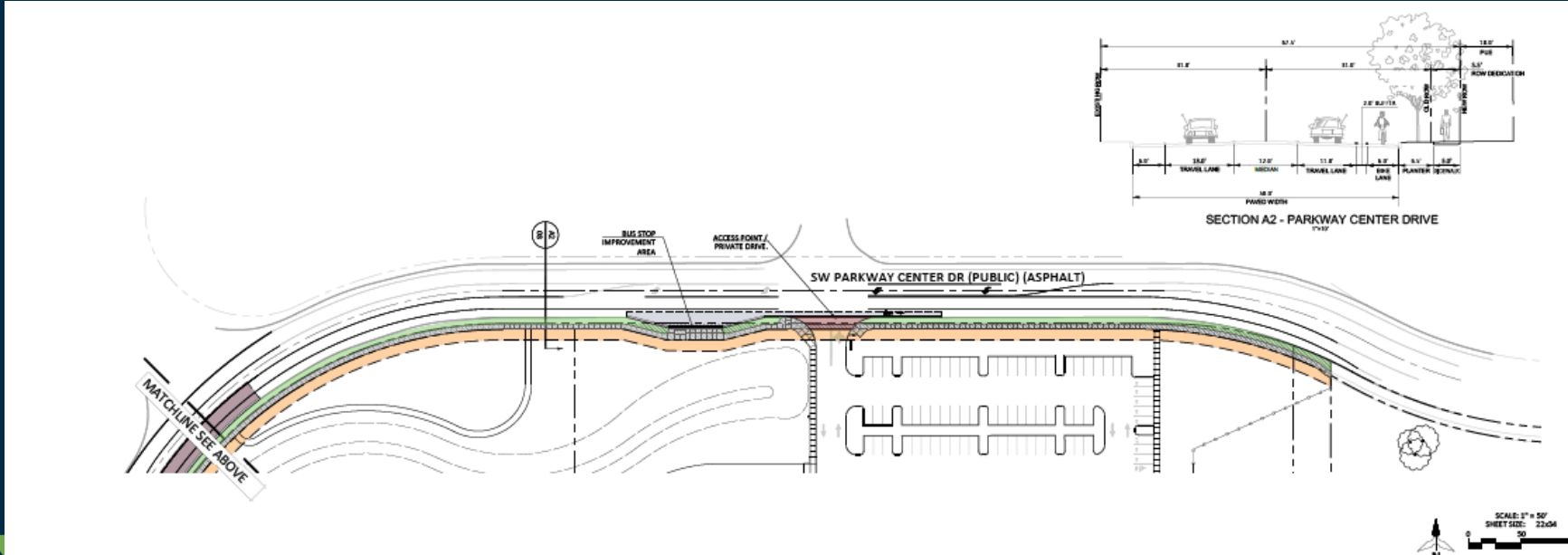
Request D: Site Design Review



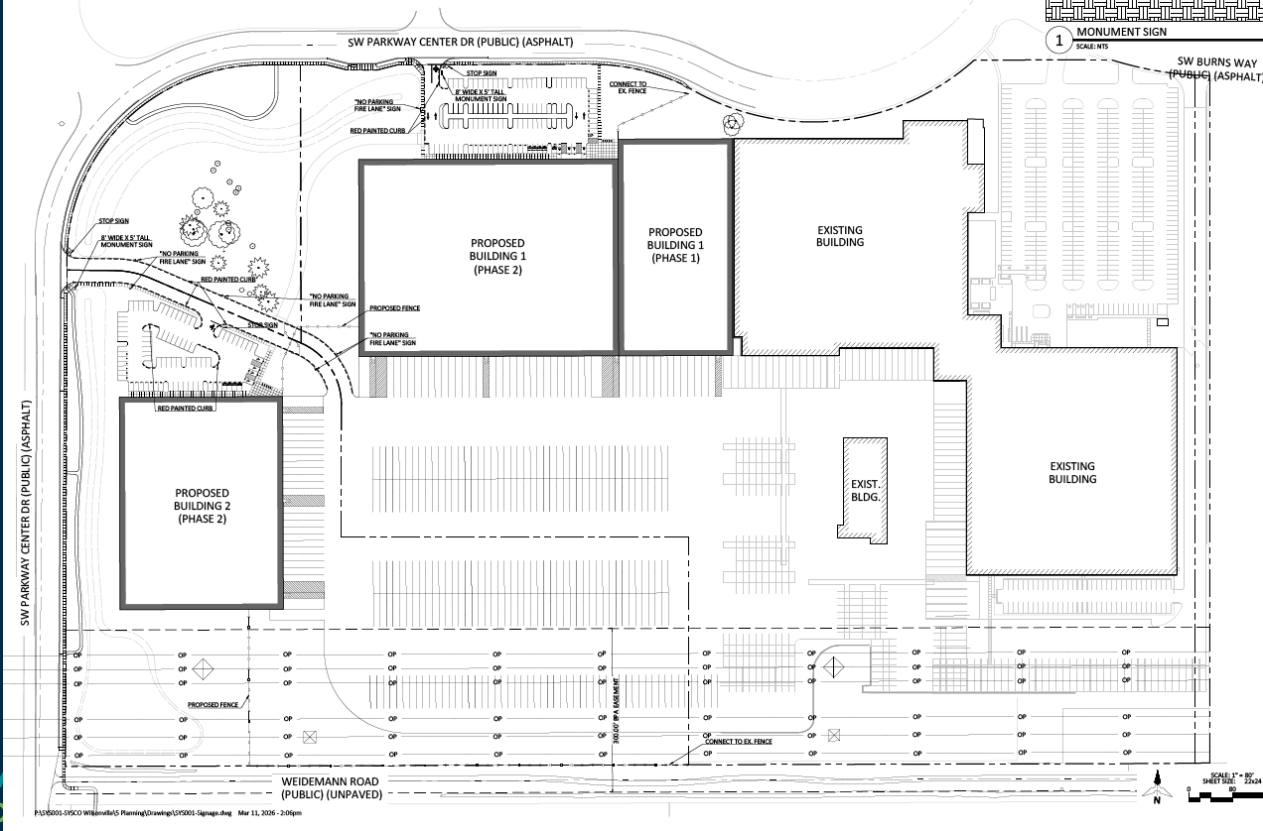
Request D: Site Design Review



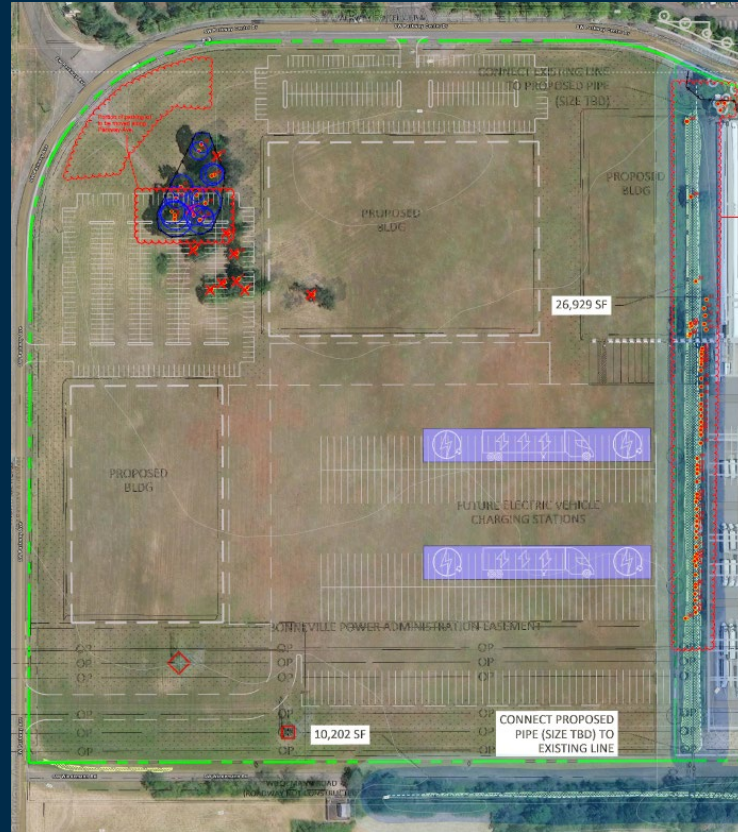
Request D: Site Design Review



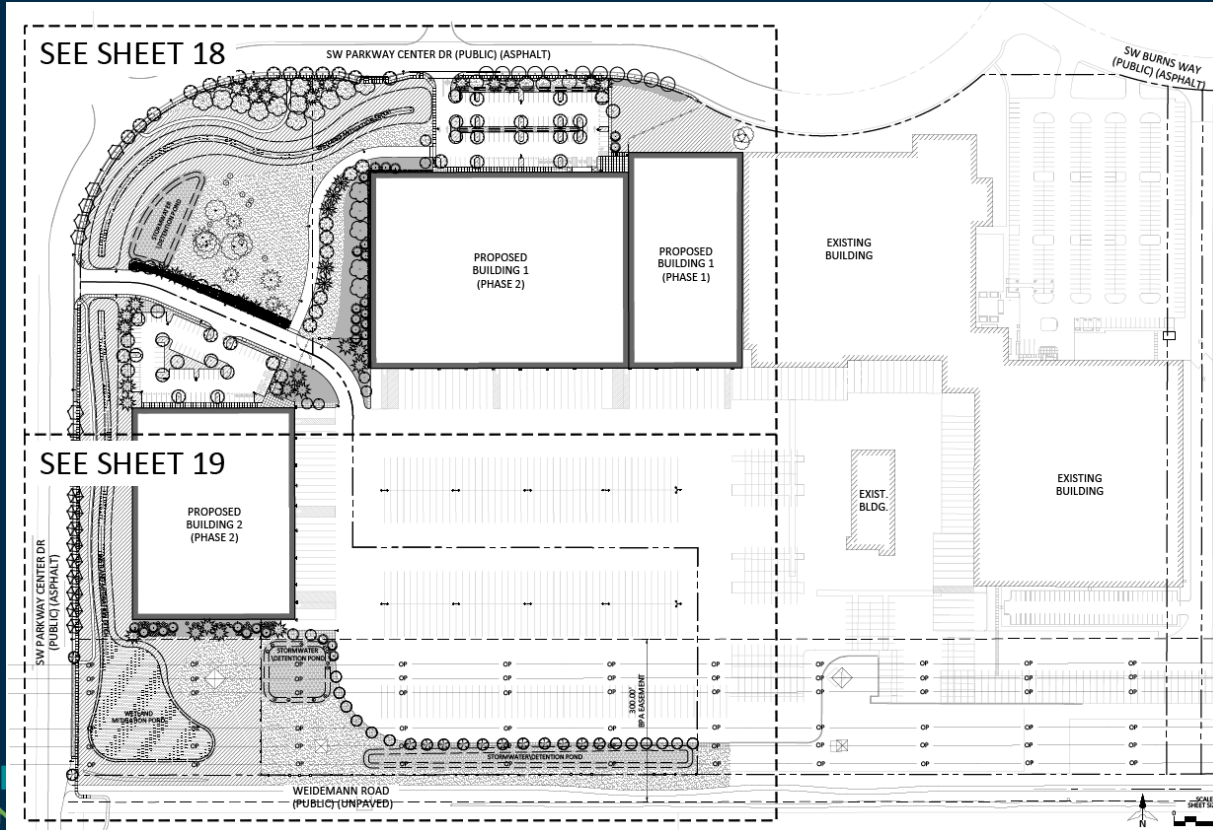
Request E: Class 3 Sign Permit



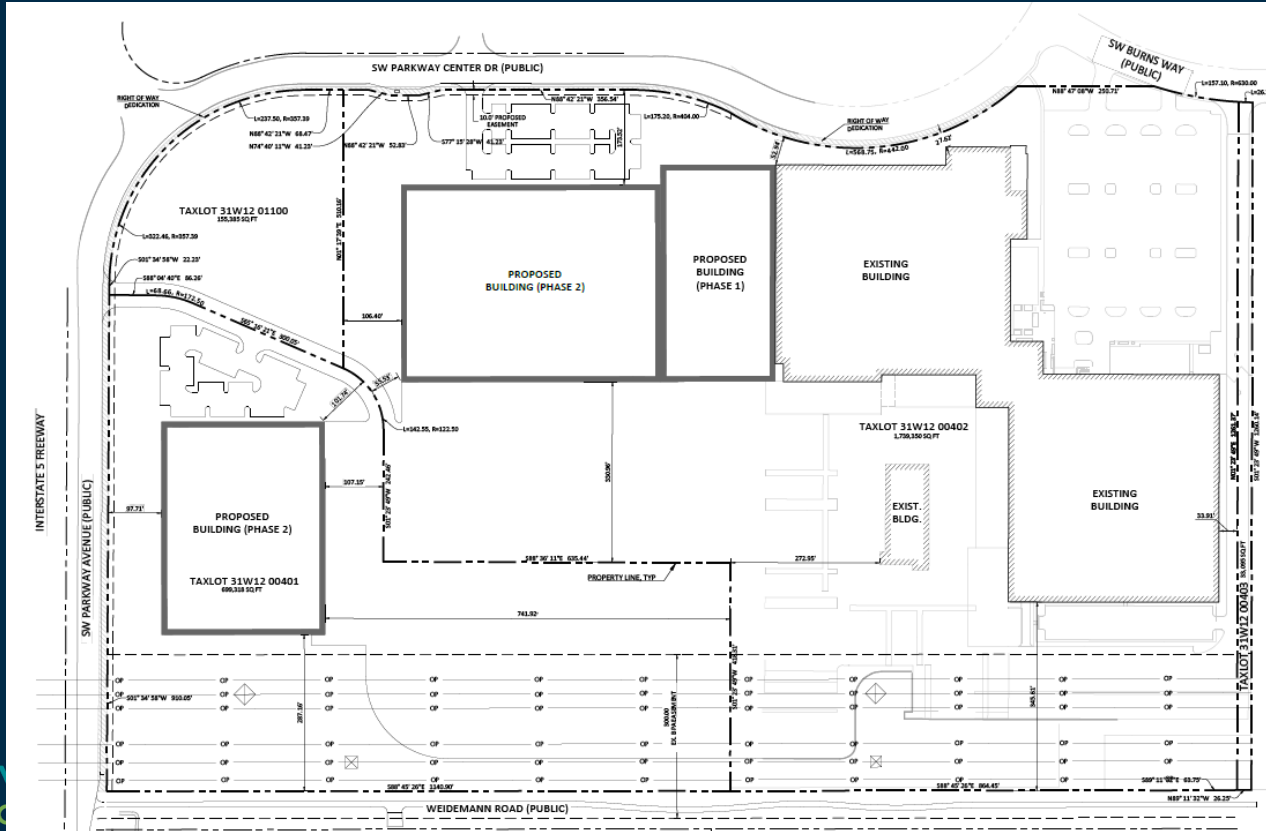
Request F: Type C Tree Removal Plan



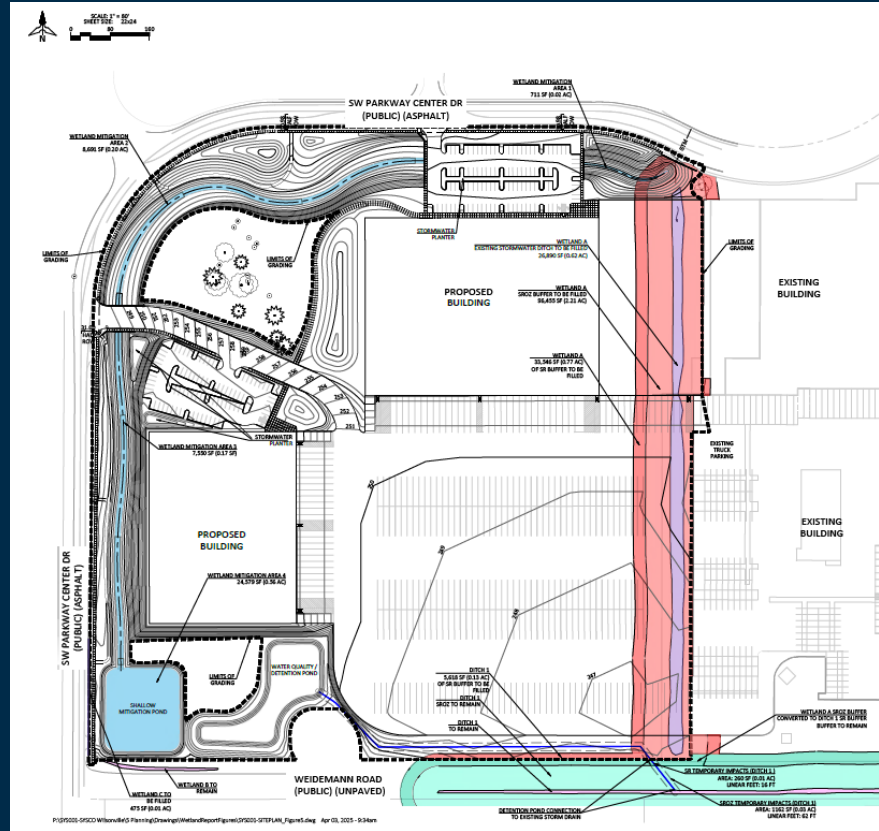
Request F: Type C Tree Removal Plan



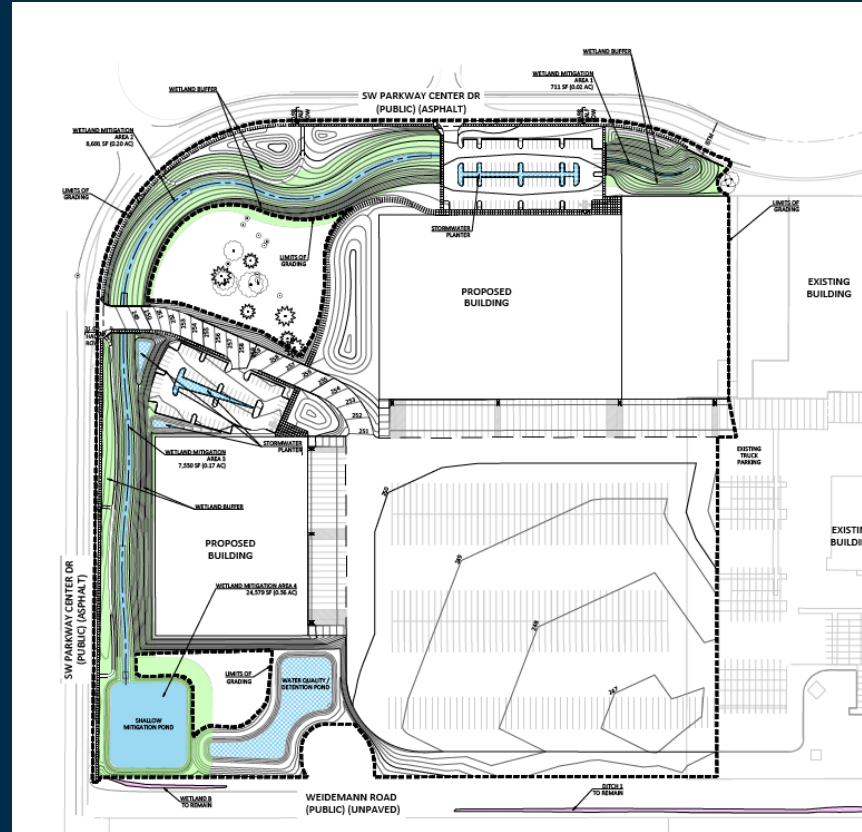
Request G: Lot Line Adjustment



Request H: SROZ Verification



Request I: SRIR



Staff Recommendation

- Staff recommends:
- ✓ Zone Map Amendment (recommend approval to City Council)
- ✓ Stage 1 Preliminary Plan
- ✓ Stage 2 Final Plan
- ✓ Site Design Review
- ✓ Class III Sign Permit
- ✓ Type C Tree Removal Plan
- ✓ Lot Line Adjustment
- ✓ SROZ Verification
- ✓ SRIR Review

Discussion

- Questions for staff?



Transportation Improvements

- Call out:
- SW Parkway Avenue frontage
- Sidewalk
- Buffered bike lane
- Street trees
- Street lighting
- Transit stop
- Turn lane improvements
- Highlight:
- PF 2
- PF 3
- PF 4

Pedestrian/Bicycle Facilities

- Highlight:
- Sidewalks
- Internal pathways
- Weidemann Trail
- 12 bicycle parking spaces
- 50% long-term bike parking