

Application for Planned Development District United Auto Supply Warehouse

**Richmond Avenue &
Erie Boulevard
Syracuse, New York**

CHA Project Number: 23278

Prepared by:



*One Park Place
300 S. State Street
Syracuse, New York 13202
Phone: (315) 471-3920*

May 31, 2019

1.0 CURRENT PROPERTY CONDITIONS

The property under consideration was previously owned and operated by Roth Steel for scraping of cars and metals for decades. Ranalli ALA LLC purchased the majority of the property during the break up of Roth Steel and purchased the abandoned portion of Tracy Street from the City of Syracuse for the development of the Marsellus Commons property in 2015-16.

The land is currently zoned Industrial, Business A, and Residential A on portions of the overall 5+/- acres proposed to become a Planned Development District. The property adjacent to the proposed development district are Industrial to the east, west and south. The site is bordered by Richmond Avenue to the North which has a section of residentially zoned properties. The property was cleared of condemned buildings in 2016-17 to allow for future development that would complement the surrounding businesses in the area.

2.0 PURPOSE AND INTENT OF AMENDMENT

The purpose of this Planned Development District is to allow the construction of an 80,000-100,000 square foot warehouse facility located at 738-770 Erie Boulevard West to serve as a warehouse and distribution center for United Auto Supply, as they need additional facilities within the Syracuse market.

At the present time, United Auto Supply is a regional distribution company with connections to most major automotive part manufacturers. Since 2016, United Auto Supply has experienced significant growth within the distribution of parts in three markets: wholesale, retail and online fulfillment.

The goal of United Auto Supply is to increase their warehousing and distribution facilities to take on additional part lines and increase their market share in the Northeast United States. In order to facilitate this growth, a new warehouse is necessitated. The proposed applications (zoning, resubdivision and project site approval) would allow for the construction of the previously noted 80,000-100,000 square foot facility.

We have included the necessary applications and project plans for your review during the Planned Development District formation process.

3.0 USES ELIGIBLE

The site is proposed for office, retail, warehouse and distribution. This would compliment uses at the Marsellus Commons development and the warehouse and distribution facility located at 450 Tracy Street.

4.0 NON-CONFORMING USES

To the applicant's knowledge, there is no current non-conforming use within the existing planned development area.

5.0 DISTRICT PLAN

Enclosed is a copy of the application for zoning approval as well as the application for resubdivision and project site approval. The plans denote the proposed lots to be included in the proposed PDD.

Included in this application is a copy of the existing condition survey, site plans for the proposed development, floor plans and proposed elevations and signage for the building.

Access to the proposed development would be off Erie Boulevard, the ingress/egress easement off on Van Rensselaer Street and emergency ingress/egress off Richmond Avenue. Employee and deliveries to the site would have their primary access off the two curb cuts on Erie Boulevard. Secondary access will be the shared ingress/egress with the Marsellus Commons project. To provide ample emergency access, a gated curb cut will be provided off Richmond Ave that will be only utilized by police, fire and ambulance responders if needed.

The property will be screened along Richmond Avenue with street trees and fencing, and along the western property boundary with a solid stockade fence.

There is no intent to alter any setback requirements for streets and/or property lines that are currently in place by the City of Syracuse.

6.0 SUPPORTING EXPLANATORY MATERIAL

At the present time, United Auto Supply currently has around 400-500 full and part time employees with salaries ranging from \$26,000 per year to \$150,000 per year. The proposed PDD is to construct

a new warehouse space in the city of Syracuse and maintain jobs in the near west side and their corporate headquarters at 1200 State Fair Boulevard. Based upon improvements that were completed under applications in this area, distressed structures that were on the site were removed and the site was stabilized for future development. Additionally, new curbing, sidewalks, and streetscaping will be completed along Erie Boulevard and Richmond Avenue. Improvements also include site access points, pedestrian accessibility to the site and within the project area, promote bicycle access for employees to the site, improved neighborhood's appearance, and provide the necessary site security for the facilities operations.

The project plan illustrates that there is more than adequate proposed on-site parking. The attached plans denote parking areas that can accommodate 100+ vehicles, as well as eight loading docks and four additional overhead doors to accommodate large box delivery trucks and tractor trailers.

As it relates to the City Sanitary and Storm water facilities, the applicant will comply with the City and Onondaga County's 1:1 offset for Sanitary Sewer Improvement. Additionally, detention facilities will be constructed on site to not increase runoff from the proposed development.

Based upon the nature of the neighboring facilities, there will be security measures implemented. The site will be surrounded by wrought iron security fences/gates, infrared motion sensors, and indoor/outdoor security alarms. Additionally, the facility will have smoke detectors, fire alarms, and direct connection for the City Fire Department. Other security systems implemented by United Auto Supply have been able to assist the city police department with solving neighborhood crimes. Additionally, the police have been very cooperative with United Auto Supply and their tenants in that they monitor the site upon the arrival of the midnight work shift as they arrive to ensure security and safety for employees in this area.

The current land use within 500' of the district encompasses an office furniture center, former state office buildings, many commercial offices, and other facilities along Erie Boulevard West. Adjacent to the proposed PDD is the former Marsellus Casket Company property which has since been re-developed as Marsellus Commons which is a mixed use development home to Rural Metro with various offices/uses on the upper floors. The area along Richmond Avenue include residential properties. The property also is included within an opportunity zone.

The applicant respectfully submits this request to form a planned development district as it would be in the best interest of the City of Syracuse and this neighborhood to keep this property utilized. With such similar day to day operations as the neighboring properties, the new zoning proposed should

have little impact to the overall area and surrounding neighborhood.

7.0 DEVELOPMENT REQUIREMENTS

- A. Maximum District Coverage: No more than 75% of the district bounded by public right of ways will be covered by structures. It is the district plan to continue using large paved areas for parking and loading of trucks and tractor trailers for warehouse distribution purposes.
- B. Floor and Ground Area Ratios: The ratio of floor area to ground area shall not exceed 2.0 for this Planned Development District.
- C. Setbacks: Existing building setback lines will be in conformance with City of Syracuse Building and Codes for Light Industrial Uses.
- D. Yards: The yards will be in conformance with current City of Syracuse Codes for Light Industrial District.
- E. Off-Street Parking: The site will provide adequate parking on site for delivery trucks and employee parking. The site will provide the necessary parking per the City of Syracuse requirements for warehousing.
- F. Off-Street Loading: All loading of trucks and delivery vehicles will be completed on site. As previously stated, the existing facility has eight (8) loading docks.

APPENDIX A

SITE PHOTOS

View Looking West



View Looking South

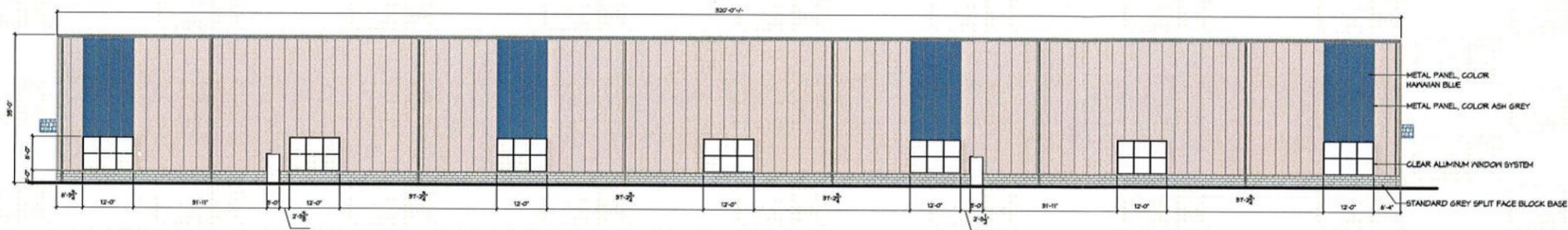


APPENDIX B

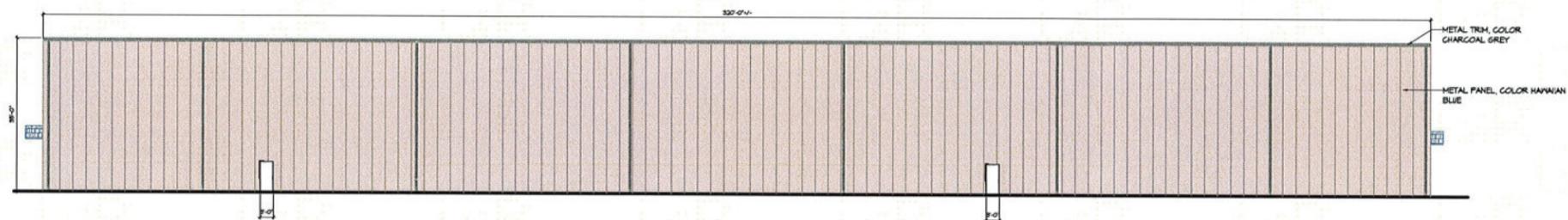
CONCEPTUAL SITE PLAN

APPENDIX C

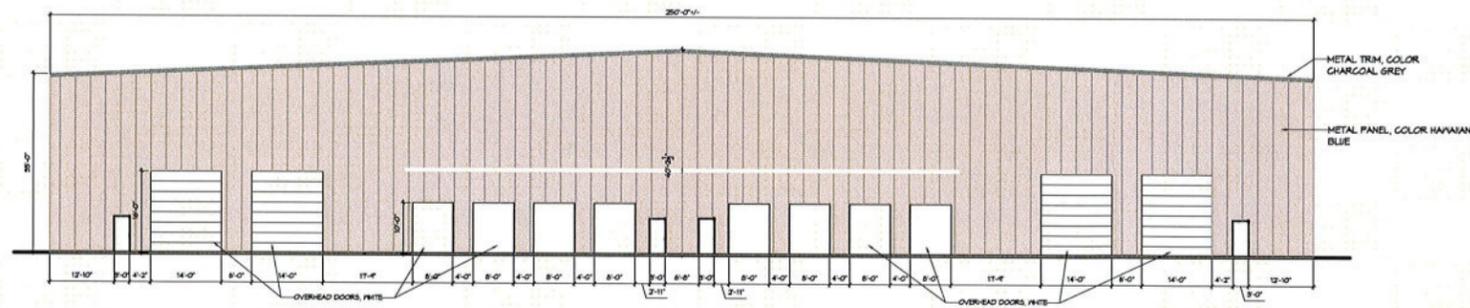
FLOOR PLAN AND SIGNAGE PLANS



10 EAST ELEVATION
SCALE: 1/16"=1'-0"



20 WEST ELEVATION
SCALE: 1/16"=1'-0"



30 NORTH ELEVATION
SCALE: 1/16"=1'-0"



40 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

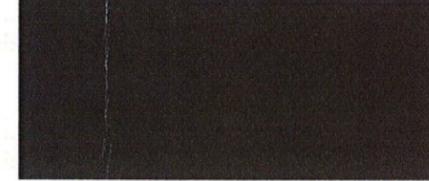
METAL PANEL ACCENT COLOR



HAWAIIAN BLUE
SR .31 SRI 31
METAL PANEL MAIN COLOR



ASH GRAY
SR .45 SRI 50
METAL TRIM COLOR



CHARCOAL GRAY
SR .38 SRI 41

DRAFT - NOT FOR CONSTRUCTION

UNITED AUTO SUPPLY WAREHOUSE

738 ERIE BLVD. WEST
SYRACUSE, NY

REVISIONS

NO.	DATE	BY

DATE 5/17/19

SCALE 1/16"=1'-0"

DRAWN

PROJ.

TITLE

A201

ZONING MAP

