

**MEMORANDUM**

March 20, 2019

To: Southwest Consolidated Zoning Board  
Fr: Paul Greeley, Deputy Director  
Re: Application No. SW-FDP-3454 (GA), Final Development Plan, Dupont/Danisco USA, 201 New Century Parkway, New Century AirCenter.

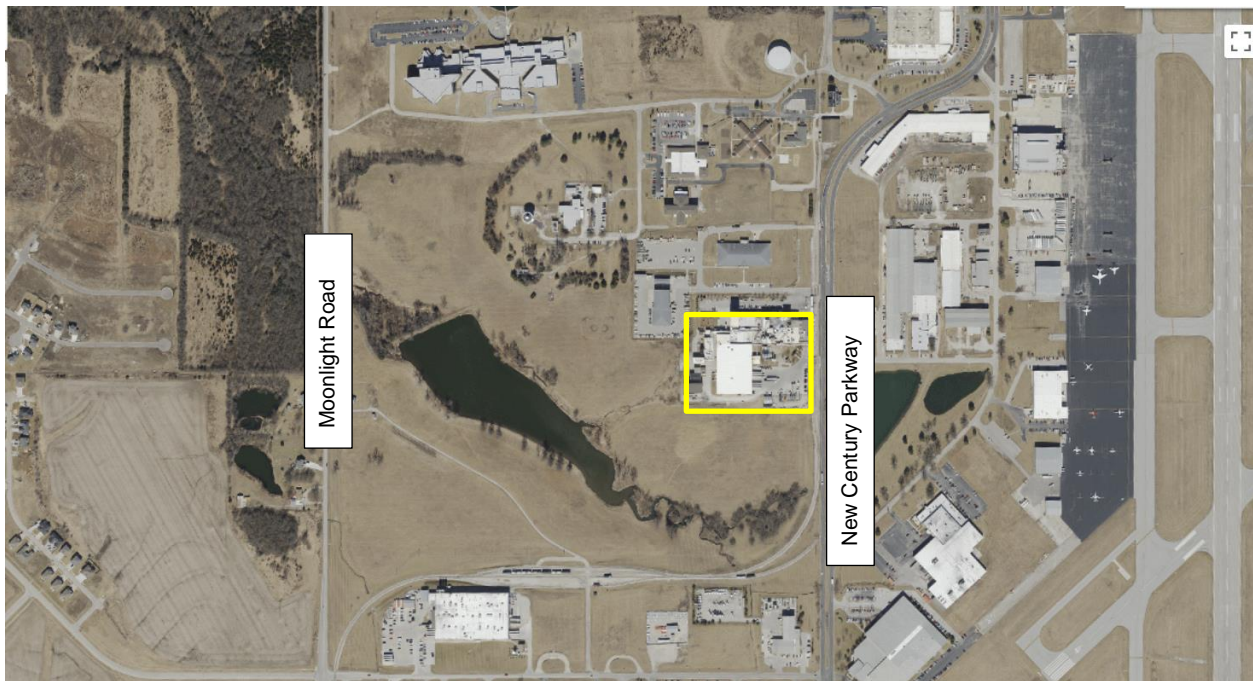
The applicant is a food product manufacturing company. The plant building area is approximately 145,000 sq. ft. The facility was constructed in the 1970's, with major additions in 1994 and 2002. The plant has both railcar and vehicular (truck and employee) access along and from New Century Parkway.

The applicant is requesting to construct a new process air cooling system at their existing manufacturing plant which is part of plan to reduce the amount of anhydrous ammonia (AA) used for cooling at the plant. The air cooling system consists of mechanical equipment such as large air cooling and chiller units, large piping and structural support components. The system will be placed on the ground adjacent to the exterior of the plant building and within the property boundaries. Upon completion of the project, the amount of AA used/handled on site will be reduced by 85% (12K pounds reduced to under 1.5K pounds). The use of AA is regulated by the Environmental Protection Agency (EPA). Because the facility has more than 10K AA, it is required to have a Risk Management Plan. Subsequent to project completion, the facility will be required to have a General Duty Clause. The EPA oversees facilities such as this, by reviewing the RMP/GDC, and conducts site inspections. In addition, the facility has on file with the local fire district and emergency response personnel, a Response Plan. This Plan provides emergency first responders information of conditions and hazardous materials on the site. The facility itself maintains on-site an Emergency Response Plan that is utilized by company personal in the event of an incident and provided to first responders when they arrive on site.

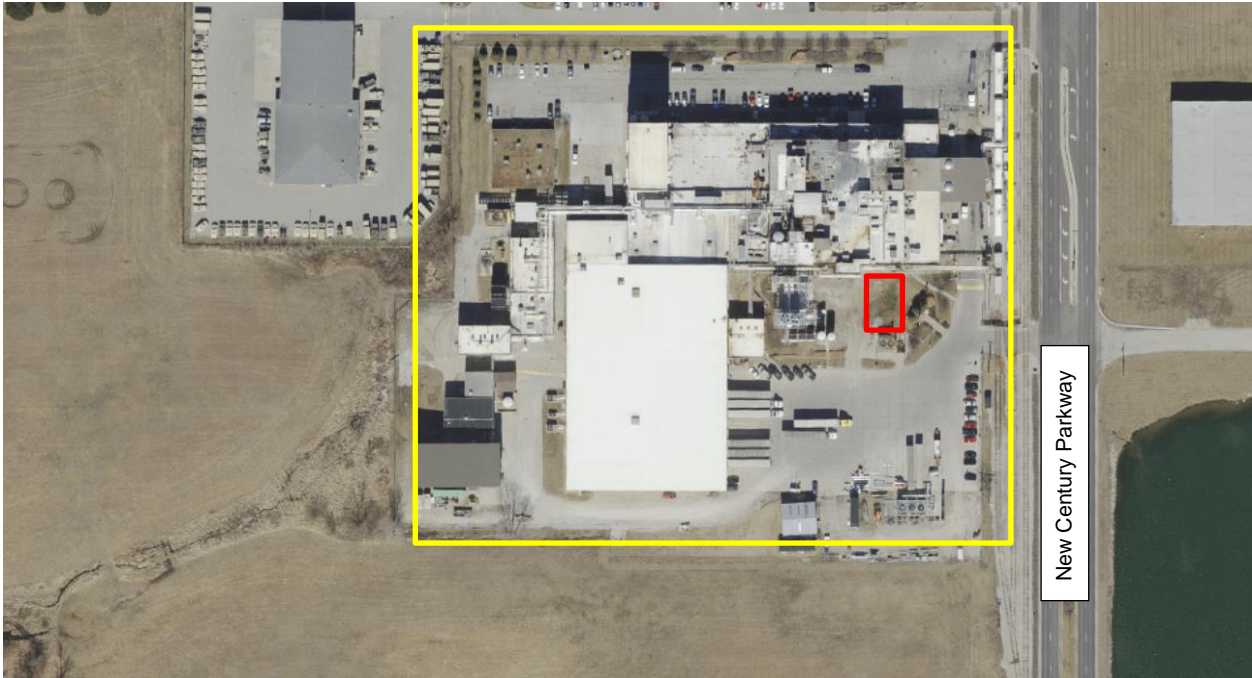
Staff has reviewed the final development plan with respect to the approved preliminary development plan for the New Century AirCenter and has the following comments:

1. Building Setbacks. The air cooling system equipment complies with 30 ft. side and 25 ft. rear yard setback requirements.
2. Building Floor Area Ratio. The air cooling system is not occupied by employees and is accessible only for maintenance and repair activities. Technically, this equipment functions as a mechanical support system to existing manufacturing operations, regardless the ground footprint is about 4400 sq.ft , adding about 3% of new area. The FAR including existing and proposed is .34 and does not exceed the allowed building size maximum which is .50. The parcel size is about 10 acres.
3. Building Design and Height. The air cooling system is a combination of pre-fabricated equipment and site assembled structural components. Metal is the primary material used. Component part heights range as follows: chiller 10 ft, cooler 16 ft., structural support for building mounted piping 60 ft. Note: The existing building varies in height from 60 ft. 80 ft. The original building and more recent additions have included similar mechanical system components on the exterior of the building.
4. Off-Street Parking. Installation of this system will not generate the need for new employees or need for more parking. The existing parking is adequate for the manufacturing plant.
5. Parking Lot Landscaping. Not Applicable.

6. Screening. There is an existing large monument sign and trees located adjacent and on the street side of the new air cooling system location. Also, a 10 ft. tall slatted fence is proposed on the street side for additional screening. Both of which, satisfy the screening requirements.
7. Stormwater. The land disturbance area is very small. There are existing stormwater collection and discharge systems that will accommodate this new system. According to Public Works, stormwater detention and stormwater quality BMPs will not be required.
8. Exterior Lighting. No new lighting is proposed.
9. Identification Signs. No new signs are proposed.
10. Vehicular Entrances. No new driveway entrances are proposed.
11. Storage Yard. Not Applicable.
12. Trash Enclosure. Not Applicable.
13. Other. The project complies with the environmental protection provisions of the Regulations by reducing the amount of anhydrous ammonia at the plant by 85%.



*Aerial View of Subject Property in Yellow. New cooling system in Red.*





Summary: The project complies with the requirements of the preliminary development plan for New Century AirCenter, and complies with the applicable requirements of Article 11, Section 7. of the Johnson County Zoning & Subdivision Regulations.

### Recommendation

Planning staff recommends **approval** of the Final Development Plan for installation of a process air cooling system at the existing DuPont manufacturing facility, 201 New Century Parkway, subject to compliance with the following stipulations:

1. Site Development. The process air cooling system shall be installed and the project completed in accordance with the plans, attached hereto as Exhibit A.

### Reasons For Recommendation

The project complies with the requirements of the New Century AirCenter's approved Preliminary Development Plan and the Johnson County Zoning and Subdivision Regulations.

*Attachments:* Final Development Plan plans