

Ryder Truck  
Minor Modification to Detailed Planned Development (DPD)  
9301 West Heather Avenue  
File No. 151030

A Detailed Planned Development (DPD – Ryder Truck, FN 991274) was established in 2000 for the property at 9301 West Heather Avenue to allow construction of a 14,400 square foot industrial building for a heavy motor vehicle leasing and repair facility with administrative offices. Subsequently, the DPD was amended in 2004 (FN 040645) to allow an 800 square foot addition to the rear of the existing facility for a machinery room for the automated truck wash equipment and tire storage.

Ryder Truck is proposing a Minor Modification to the DPD zoning to permit a fence around the perimeter of the site. Specifically, the fence will consist of a 6 foot tall chain link fence with 3 feet of barbed wire above. The fence is necessary for safety and security purposes, specifically due to vehicle and component theft that has been occurring on the site.

The fence placement and landscape requirements will follow the zoning standards for the adjacent, Industrial Office (IO1) zoning. These standards include the following:

1. The fence may be erected to a height of 9 feet if it is set back at least 5 feet from the street property line and provided with trees and shrubs in accordance with Type “A” landscaping requirements of s. 295-405 of the zoning code.
2. The fence along side and rear lot lines shall not exceed a height of 9 feet.
3. Vertical and horizontal supporting members of a fence shall face the interior of the lot on which the fence is located.
4. Barbed wire may be used for fence purposes (and is proposed as part of this minor modification), provided it is located not less than 6 feet above the grade directly below the fence and is not located within a residential buffer or within 15 feet of a street lot line. If visible from a public street (as it will be in this case), trees and shrubs shall be provided in accordance with the Type “A” landscaping requirement of s. 295-405. Razor wire and concertina wire are prohibited in all circumstances.

Attached to this file are a site plan and landscape plan that show the setbacks from the fence to the property line and the required Type “A” landscaping along West Heather Avenue.