



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass, Planner II

**RE:** Enterprise Business Park Plat 5 – Preliminary Plat, Final Plat, & Site Plan

**DATE:** May 9, 2014

**GENERAL INFORMATION:**

**Applicant:** JM Commercial Holdings, LLC

**Requested Action** Preliminary Plat, Final Plat, & Site Plan Approval

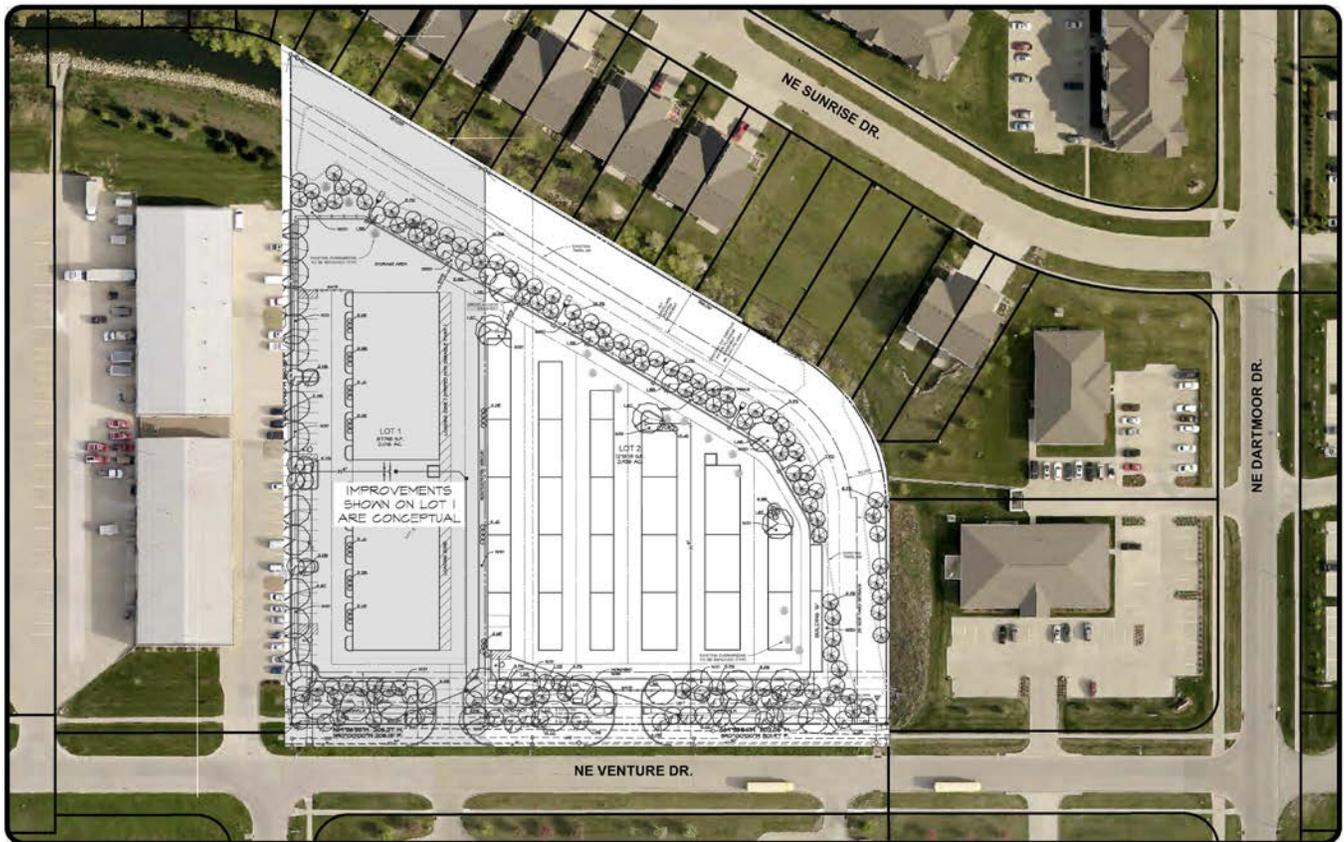
**Location and Size:** Property is generally located on the North side of NE Venture Drive and east of the intersection of NE Venture Drive and NE Carefree Lane containing approximately 4.951 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	M-1
North	Residential – Townhomes	Neighborhood Residential	R-2 & R-3
South	Commercial Westwood Plaza	Neighborhood Residential	C-1
East	Commercial	Neighborhood Residential	C-1
West	Light Industrial/Warehouse	Neighborhood Residential	M-1

**BACKGROUND:**

The property involved in the proposed development plan is located on the north side of NE Venture Drive and east of the intersection of NE Venture Drive and NE Carefree Lane. The subject property is currently Lots 4 and 5 of Enterprise Business Park Plat 2. The applicant is proposing to replat the lots in order to reconfigure the existing lots. Ultimately the applicant intends to develop mini warehouse units on proposed Lot 2.



**ABOVE:** Aerial of the property in **WHITE** in relation to the surrounding planned neighborhoods.

**PROJECT DESCRIPTION:**

The proposed project includes the construction of seven mini storage warehouse buildings ranging in size from 1,110 square feet to 5,400 square feet. A total of 207 individual storage units are proposed to be developed within the buildings. In addition, a small office and mechanical room are proposed to be located on the south end of Building A. A floor plan of the office area and mechanical room has been provided for your review.

The applicant has shown two 10,730 square feet warehouse buildings on Lot 1 for conceptual purposes. The intent is to develop Lot 2 first and then at a later date receive approval to develop Lot 1 in a fashion similar to what is indicated on the site plan/preliminary plat.

**LOTS:**

The proposed final plat identifies the creation of two lots. Lot 1 will be 2.016 acres in area and Lot 2 will be 2.936 acres in area.

An access easement on the north side of Lot 1 will be created to allow access from Lot 1 to Lot 2. A Landscape Buffer Easement is also being created on the south and north sides of Lots 1 and 2 and on the east side of Lot 2. There are existing easements on the property for surface water flowage, public utilities, and a street easement from when the property was platted as part of Enterprise Business Park Plat 2.

**ACCESS AND PARKING:**

Each lot will have its own individual access off of NE Venture Drive.

The parking area south of Building A on Lot 2 includes 2 parking spaces with one of those spaces being a handicap accessible space. The total parking necessary for the mini warehouses is two spaces.

**SIDEWALKS/TRAILS:**

As a part of the improvements the applicant is required to install a five foot wide sidewalk along NE Venture Drive. The required sidewalk improvements are indicated on the site plan/preliminary plat with 4 foot transition panels on the east and west ends in order to properly tie-in with the existing sidewalk on adjacent properties. In addition, the site plan/preliminary plat includes a sidewalk crossing from Lot 1 to the south side of NE Venture Drive.

**UTILITIES:**

All utilities needed for the development of the mini warehouse buildings on Lot 2 currently exist. Water service will be provided from an existing water service line that was installed as part of Enterprise Business Park Plat 2. Sanitary sewer service for the office will be provided from an 8 inch sanitary main on the north side of NE Venture Drive. Gas service has not been proposed as part of this development. Electricity will be provided to the individual storage units. No heating or cooling will be provided to the individual units.

Storm water detention will be provided by an existing detention facility on the north side of the site. Water will be direct to the north. Five storm water intakes will be installed along the northern perimeter of the site to funnel water into the detention pond.

**OPEN SPACE AND LANDSCAPING:**

A 40 foot Landscape Buffer Easement is being created on the south and north sides of Lots 1 and 2 and on the east side of Lot 2. The applicant will utilize a mix of overstory, ornamental, and evergreen trees in addition to shrubs for new plantings. Existing vegetation will also be utilized to satisfy landscaping requirements. Berming on the south side of the property will also be provided.

**ELEVATIONS:**

Colored elevations of the proposed mini warehouse storage buildings have been provided for your review. The proposed buildings will consist of a mix of metal paneling and manufactured stone. Approximately every 50 to 60 feet the buildings will step down to give a staggered appearance.

Material samples will be available at the Planning and Zoning Commission meeting.

**MISCELLANEOUS:**

A trash enclosure has been proposed on the north side of the Building E and will be constructed of materials similar to the warehouse buildings.

The applicant has provided a photometric plan which meets the City of Waukee Site Plan Ordinance requirements.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the status of the preliminary plat, final plat, and site plan for Enterprise Business Park Plat 5 and would recommend approval subject to any remaining staff comments.

**CITY OF WAUKEE**

Andy Kass  
Planner II