



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Hickman West Industrial Park Plat 3 – Final Plat

**DATE:** December 9, 2014

**GENERAL INFORMATION:**

**Applicant:** Gym Space, LLC

**Requested Action:** Final Plat Approval

**Location and Size:** Property is located on the south side of SE Westbrook Drive and more commonly known as 1120 SE Westbrook Drive containing approximately 2.21 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Private Gym/Warehouse	Community Village	M-1
North	Image Sport	Community Village	M-1
South	Vacant	Community Village	C-1 & PD/R-3
East	Riekes Material Handling	Community Village	M-1
West	First Interiors	Community Village	M-1

**BACKGROUND:**

The subject property is located in Hickman West Industrial Park and is currently utilized for a private gym and warehouse that was approved by the City Council in 2013. In the future the applicant intends to develop or sell the remaining portion of the subject property. Proposed Lot I has the existing gym and warehouse building on it. Proposed Outlot Y will remain vacant. Outlot Y will need to be replatted as a lot and utility services will need to be extended to the lot before any future development can occur.



ABOVE: Aerial of Final Plat (**YELLOW** = Lot 1 & **GREEN** = Outlot Y) of the subdivision

## PROJECT DESCRIPTION:

### LOTS:

The final plat includes 1 lot and 1 outlot. Lot 1 is proposed to be .70 acre in area and Outlot Y is proposed to be 1.51 acres in area. Lot frontages are proposed to be approximately 157 feet and 43 feet respectively for Lot 1 and Outlot Y. Lot 1 is proposed to be 195 feet deep and Outlot Y is proposed to be 286 feet deep. Outlot Y is proposed to be a flag lot so that in the future when the property is replatted and developed the owner can have signage fronting SE Westbrook Drive if they chose to do so. The current zoning of the property is M-1 (Light Industrial District) which provides for a minimum front yard setback of 30 feet, a minimum side yard setback of 15 feet total (if adjacent to an R District), and a minimum rear yard setback of 30 feet. The existing building on proposed Lot 1 meets all setback requirements.

### STREETS:

No street improvements are needed or required.

### EASEMENTS:

A number of private easements are included within the plat for ingress/egress, storm water detention and overland flowage, storm sewer, water main, and parking.

**UTILITIES:**

Further development of utilities is not required at this time.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the final plat and would recommend approval subject to review of legal documents by the City Attorney.

**CITY OF WAUKEE**

Andy Kass

Planner II