



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Hickman West Industrial Park Plat 4 – Preliminary Plat, Final Plat, & Site Plan

**DATE:** October 11, 2016

**GENERAL INFORMATION:**

**Applicant:** Storage Space, LLC

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

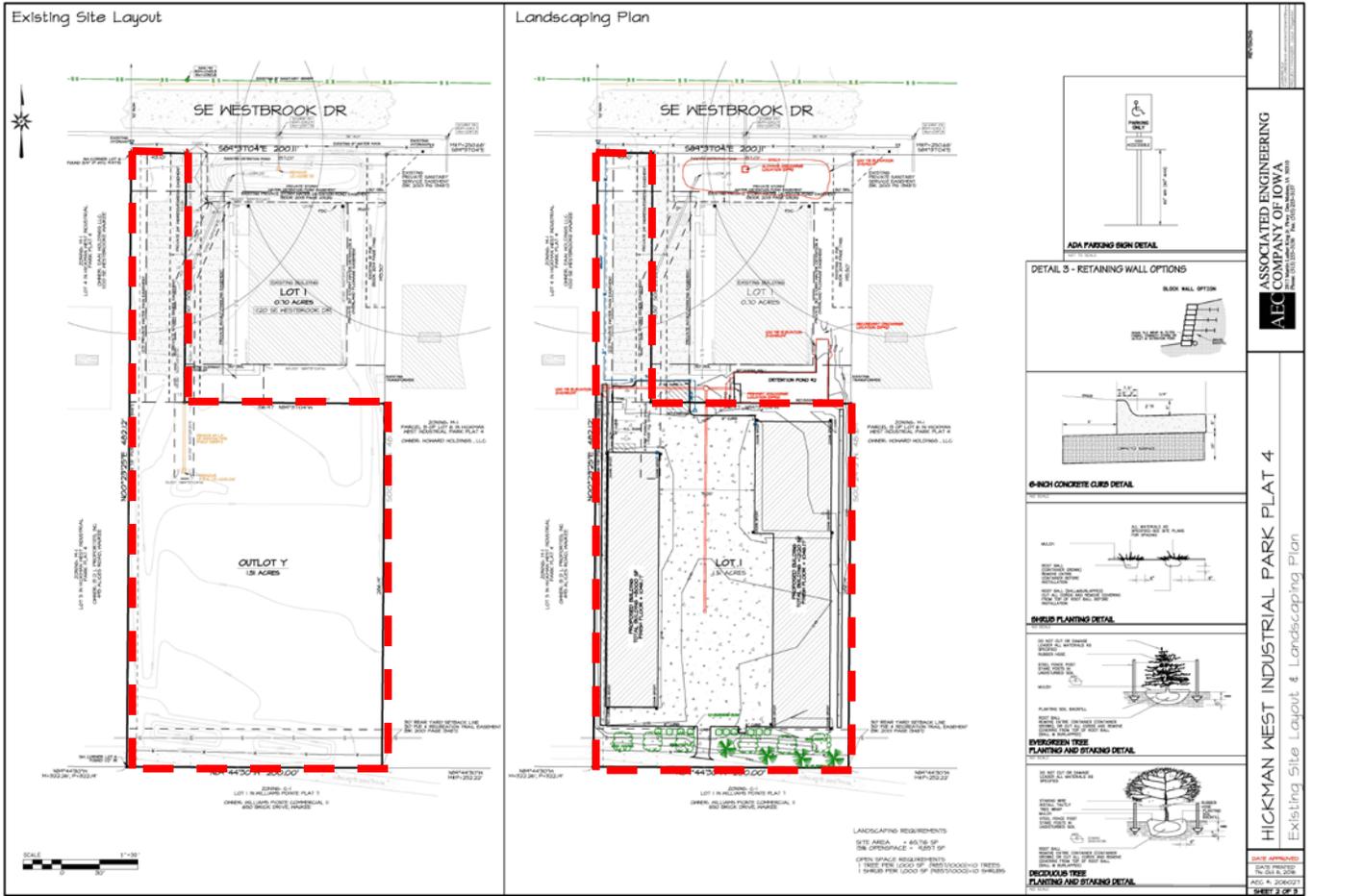
**Location and Size:** Property is located on the south side of SE Westbrook Drive containing approximately 1.51 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	M-1
North	Image Sport	Community Village	M-1
South	Autumn Ridge Apartments	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 on the south side of SE Westbrooke Drive and is 1.51 acres in area. The applicant platted this property as an outlot in 2015 in anticipation of future development. Site plan identifies two proposed self-storage buildings. Self-storage buildings are an allowed use in the M-1 zoning district.



**ABOVE:** Existing site condition (left) and proposed development (right).

**PROJECT DESCRIPTION:**

The proposed project includes the construction of two, single-story, self-storage buildings. The building on the west side of the site is indicated as 8,000 square feet in area and the building on the east side is indicated as 12,120 square feet in area. According to the cover sheet of the site plan the intended use for the buildings is vehicle and boat storage.

The proposed final plat includes one lot in order to create a buildable lot.

**ACCESS AND PARKING:**

The proposed buildings will be accessed via a shared access with the property to the north off of SE Westbrooke Drive. A shared access easement between the two properties has been provided for on the Final Plat.

The parking requirements for vehicle and boat storage is 1 space for every 50,000 square feet. A total of 2 parking spaces are required and the site plan proposes a total of 5 parking spaces.

**SIDEWALKS/TRAILS:**

A 5 foot sidewalk was previously extended along SE Westbrook Drive when the adjacent property was developed.

**UTILITIES:**

Utilities are available on the site to provide service to the proposed buildings. No sanitary sewer service is proposed. The only public utility requested is water which can be provided off of SE Westbrooke Drive.

Storm water detention will be provided in a pond that will be located on the adjacent property. An easement has been provided to allow for detention for this property.

**OPEN SPACE AND LANDSCAPING:**

A 40 foot Landscape Buffer Easement is provided on the south side of the property. This was provided for when the adjacent property developed.

**ELEVATIONS:**

Colored elevations of the proposed mini storage buildings have been provided for your review. The proposed buildings will consist of a mix of metal paneling and manufactured stone.

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

**MISCELLANEOUS:**

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

The Fire Department has reviewed the plans and is comfortable with the proposed use. All fire code items have been addressed.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the preliminary plat, final plat, and site plan subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner