



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: 700 Interstate Parkway – Site Plan

DATE: January 23, 2018

GENERAL INFORMATION:

Applicant: 117 Land Company, LLC

Requested Action: Site Plan Approval

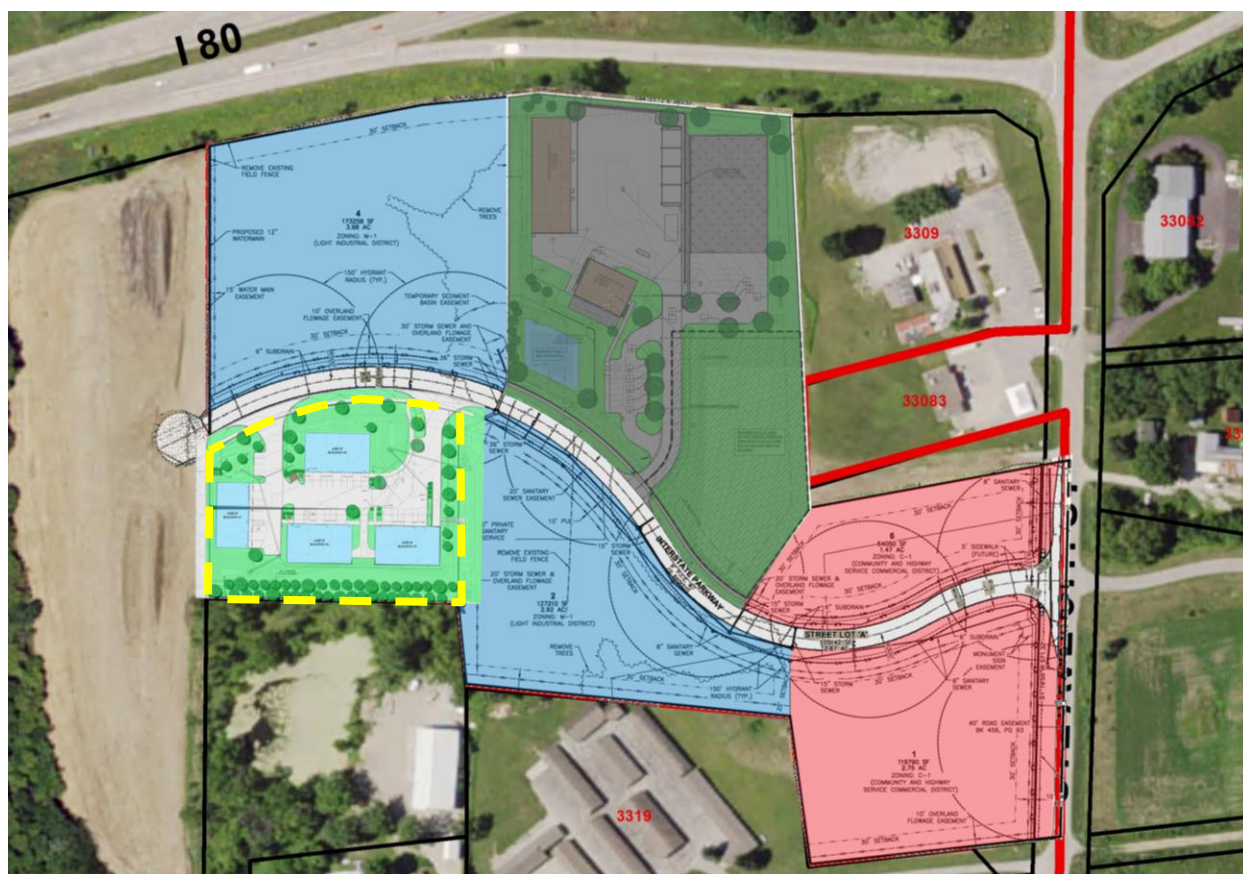
Location and Size: Property is generally located west of Ute Ave, south of Interstate Parkway containing approximately 2.48 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Campus	M-1
North	Vacant – Undeveloped	Business Campus	M-1
South	Warehouse	Business Campus	A-1
East	Vacant – Undeveloped	Business Campus	M-1
West	Vacant – Undeveloped	Business Campus	M-1

BACKGROUND:

The subject property is located west of Ute Avenue and south of Interstate Parkway, containing approximately 2.48 acres. The applicant is requesting approval of a site plan in order to construct an industrial flex space facility on this site.



ABOVE: Aerial of subject property (outlined in **YELLOW**) in relation to the surrounding area.

PROJECT DESCRIPTION:

The project involves the construction of four industrial flex space buildings. All buildings are proposed to be single story. Building 1 is 5,000 square feet and Buildings 2-4 are 6,000 square feet each. There is a trash enclosure proposed central to the site.

ACCESS AND PARKING:

Two driveways are proposed to provide access to the site off of Interstate Parkway. A five foot wide sidewalk will be installed along the south side of Interstate Parkway for the extent of the lot. A sidewalk connection into the site is being provided from the public sidewalk. A total of 43 parking spaces are identified on the site plan which meets the requirements of the Parking Ordinance.

UTILITIES:

All utilities have been extended to the site with the infrastructure improvements associated with I-80 West Industrial Park Plat I. Storm water detention will be accommodated through detention ponds located throughout the site, including one just to the east of this site. Storm water from this site ultimately drains into Johnson Creek, located to the south.

LANDSCAPING & OPEN SPACE:

The site plan identifies landscaped areas along the east, north, and south property lines. A 25' landscape buffer is proposed along the south property line. A minimum of 15% open space is required and the plan set identifies approximately 50% open space.

ELEVATIONS:

The elevations of the four buildings are proposed to be constructed primarily of Hardiplank siding, stone, and steel siding. The elevations that face the public street will be composed of the Hardiplank and stone. The elevations interior to the site, or facing the rear property line, will be composed of the steel siding. All roofs are proposed to be steel.

The elevation of the trash enclosure is proposed to be constructed of stone, with a metal slat gate that faces to the interior of the site.

LIGHTING PLAN

The applicant has submitted a lighting plan. Staff is currently working with the applicant to make minor changes to the lighting plan in order to meet the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II