



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Enterprise Business Park Plat 5 Lot 1 – Storage Masters Site Plan

DATE: March 22, 2016

GENERAL INFORMATION:

Applicant: JM Commercial Holdings, LLC

Requested Action: Site Plan Approval

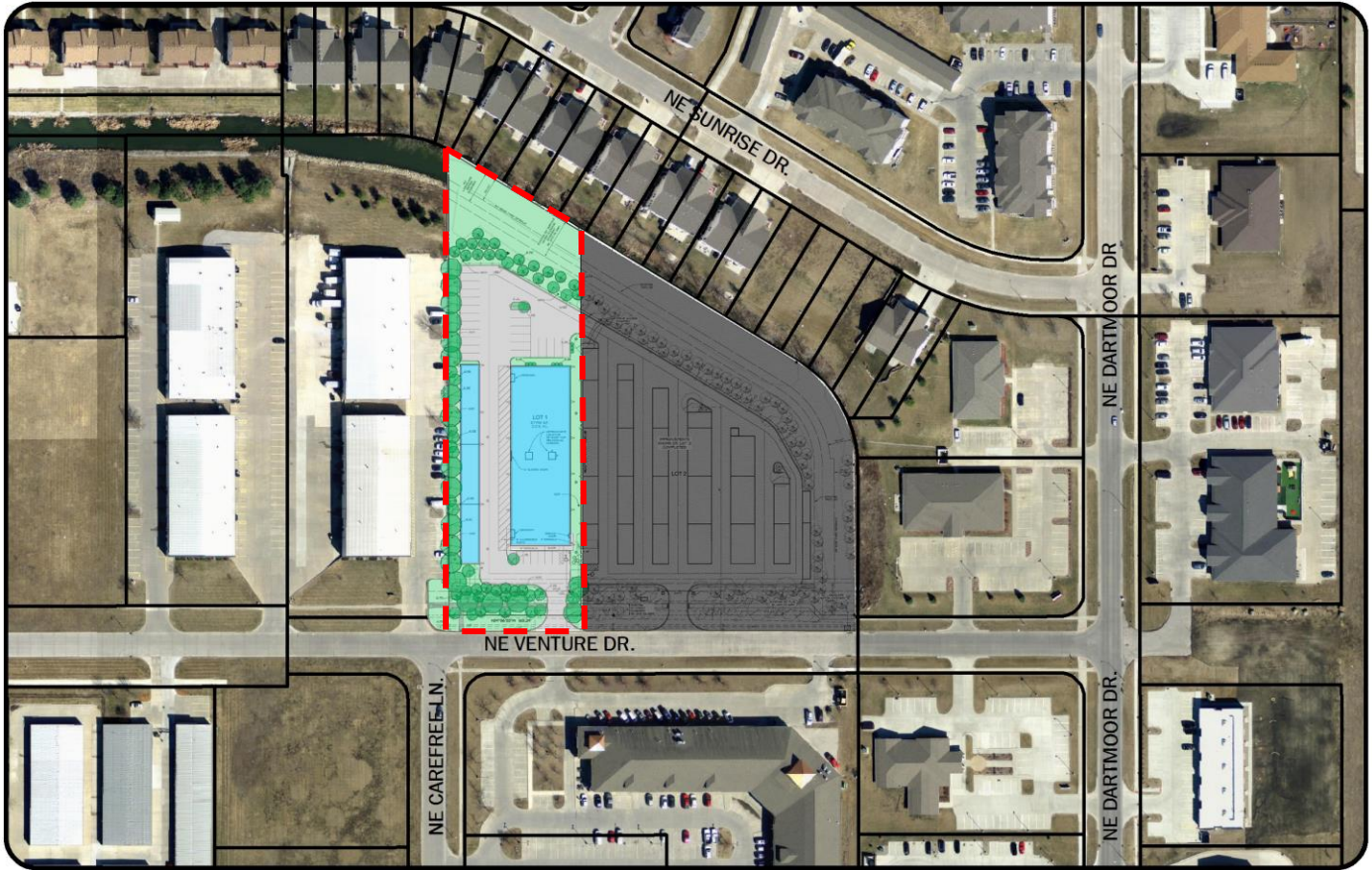
Location and Size: Property is generally located on the North side of NE Venture Drive and east of the intersection of NE Venture Drive and NE Carefree Lane containing approximately 2 acres.

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 | Storage Masters – Self Storage | Neighborhood Residential | M-1 |
| West | Light Industrial/Warehouse | Neighborhood Residential | M-1 |

BACKGROUND:

The subject property is located on the north side of NE Venture Drive and east of the intersection of NE Venture Drive and NE Carefree Lane. The property in question is approximately 2 acres. The applicant, JM Commercial Holdings, LLC, proposes to construct more self-storage in conjunction with Lot 2, Storage Masters, to the east.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties. Shaded in **GRAY** is the existing first phase of this self-storage project on Lot 2.

PROJECT DESCRIPTION:

The proposed project includes the construction of one, single-story, self-storage building that includes 15 garages measuring 5,980 square feet. The project also includes a two-story, conditioned self-storage building measuring 16,875 square feet as well as 23 outdoor storage parking stalls measuring 10'x25' each.

ACCESS AND PARKING:

Lot 1 will have its own access off of NE Venture Drive. There will also be a drive access easement between the two lots, located on the north side of the project.

The parking area south of the two-story building includes 7 parking spaces with one of those spaces being a handicap accessible space. The total required parking for Lot 1 is two spaces. A loading zone is also provided along the west side of the two-story self-storage building.

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 with a 4 foot transition panel on the west side of Lot 1 in order to properly tie-in with the existing sidewalk on the adjacent property. In addition, the site plan includes a sidewalk crossing from Lot 1 to the south side of NE Venture Drive.

UTILITIES:

All utilities have been extended to the subject property during phases of previous platting. Minor service stub extensions will occur, but no significant utility extensions will be necessary. Heating and cooling will be provided to the self-storage units located within the two-story building.

Storm water detention will be provided with an existing detention facility on the north side of the site.

OPEN SPACE AND LANDSCAPING:

A 40 foot Landscape Buffer Easement is provided on the south and north sides of the lot. 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 storage buildings have been provided for your review. The proposed buildings will consist of a mix of metal paneling and manufactured stone. The two-story building is most predominantly made up of the stone material.

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

MISCELLANEOUS:

A solid, 6' tall, PVC privacy fence is provided along the north and west sides of the outdoor storage area in order to provide screening of the outdoor storage for the residential properties to the north.

A 6' wrought iron fence is provided along the perimeter of the site to match Lot 2 to the east. A gate is provided for access at the driveway off of NE Venture Drive.

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 site plan and would recommend approval of the site plan subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II