



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Autumn Ridge Lot 1 Plat 1 – Site Plan

DATE: February 28, 2017

GENERAL INFORMATION:

Applicant:

MJG Development, LLC.

Requested Action

Site Plan Approval

Location and Size:

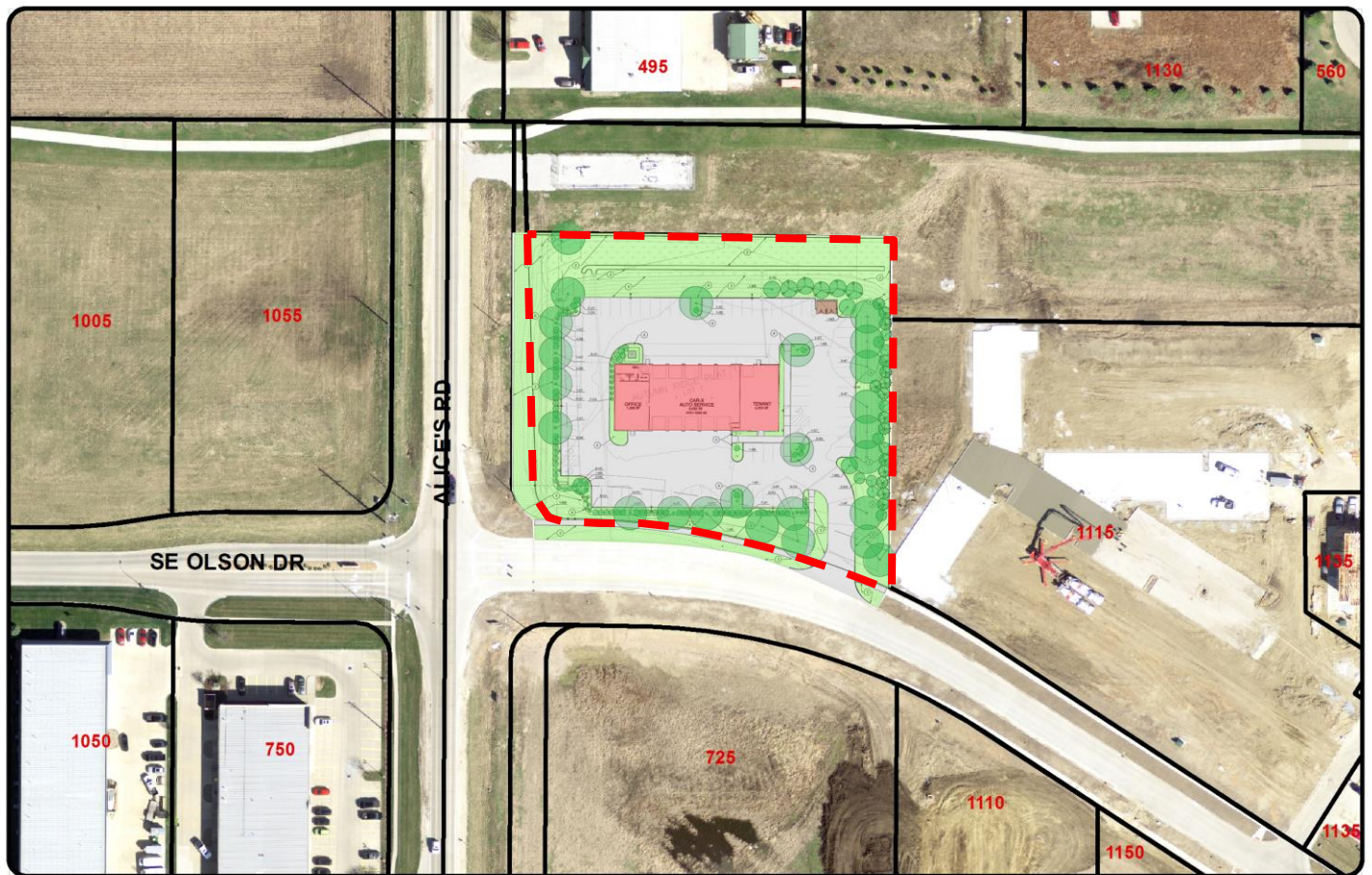
Property is generally located north of SE Olson Drive and east of Alice's Road and contains approximately 2 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	C-1
North	Parkland / Trail	Community Village	C-1
South	Vacant - Undeveloped	Community Village	C-1
East	Apartments	Community Village	PD/R-3
West	Vacant - Undeveloped	Community Village	PD/M-1

BACKGROUND:

The subject property is located at the northeast corner of Alice's Road and SE Olson Drive. The property in question is approximately 2 acres. The applicant, MJG Development, LLC., is requesting approval of a site plan for a multi-tenant retail/commercial building that will include a Car-X Auto Service. The remaining tenant space measures 2,000 square feet and the tenant is unknown at this time.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 8,600 square foot multi-tenant retail/commercial building. The site plan identifies two tenant spaces. The trash enclosure for the proposed building is located on the northeast side of the parking lot.

The proposed exterior lighting for the site has been reviewed and is in compliance with the Site Plan Ordinance.

ACCESS AND PARKING:

Access to the site will be provided off of SE Olson Drive

A total of 40 parking spaces are required for this facility. The total amount of parking proposed is 82 spaces – including 4 handicap accessible stalls and 30 stalls within the service bays.

UTILITIES:

All utilities will be extended to the subject property. Gas and sanitary sewer will be provided to the building from Alice’s Road. Water will be provided to the building from SE Olson Drive. Storm water detention will be provided in the detention basin located on the north side of the property.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space and the site plan indicates that 44% open space will be provided. Landscaping has been provided in compliance with the required planting requirements.

ELEVATIONS:

The proposed building will be constructed of a variety of materials including dark gray brick, tan EIFS, aluminum and glass overhead doors and storefront, and gray metal panels. The proposed elevations meet the intent of the Site Plan Ordinance.

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