



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** McGregor Plat 1 / LockBox Mini Storage – Preliminary Plat, Final Plat, & Site Plan

**DATE:** March, 14, 2017

**GENERAL INFORMATION:**

**Applicant:** McGregor Interests, LLC

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

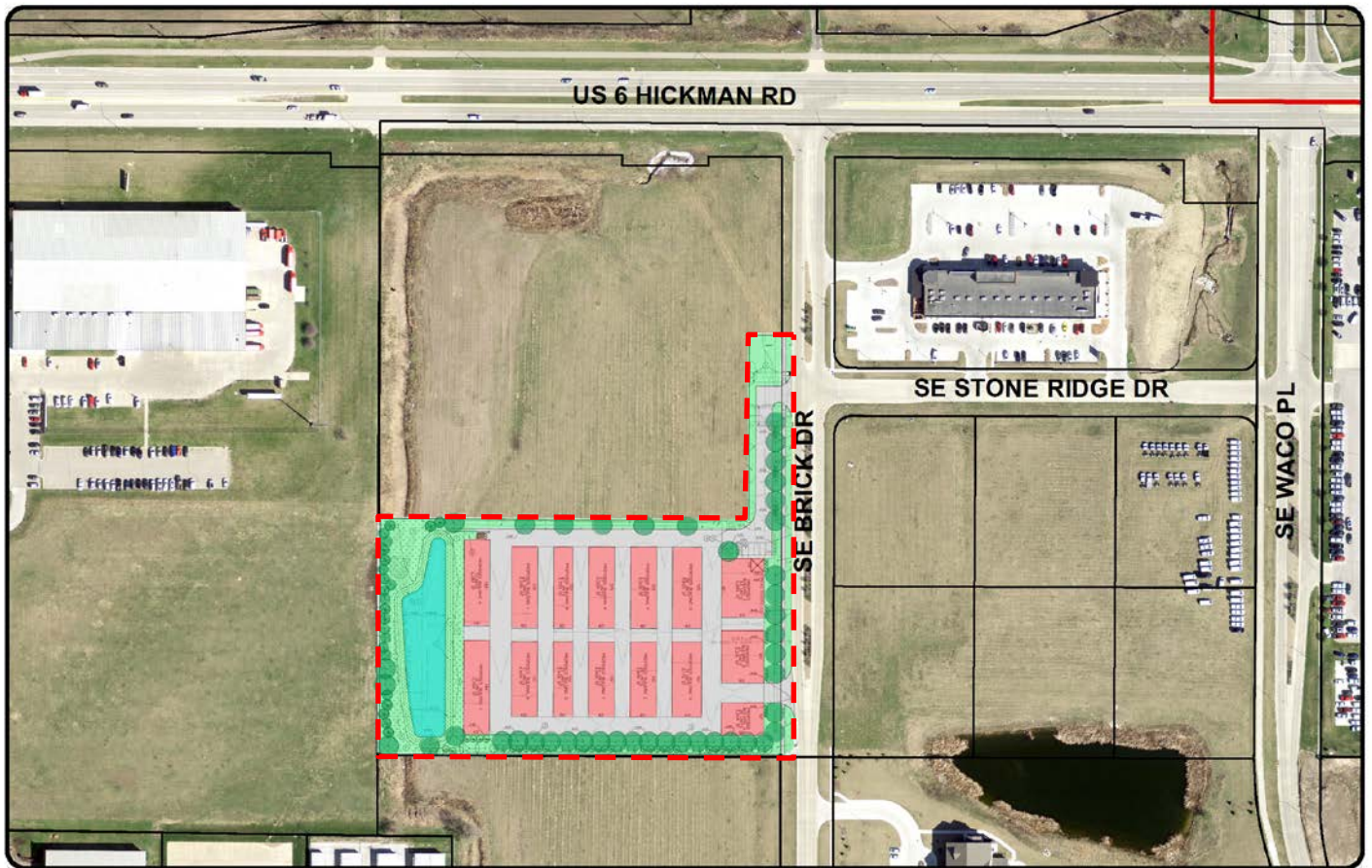
**Location and Size:** Property is located south of Hickman Road, west of SE Brick Drive, containing 5.38 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	PD/C-1
North	Vacant – Undeveloped	Neighborhood Residential	PD/C-1
South	Vacant – Undeveloped	Neighborhood Residential	PD/R-4
East	Vacant – Undeveloped	Neighborhood Residential	PD/C-1
West	Atlantic Bottling	Community Village	M-1

**BACKGROUND:**

The subject property is located south of Hickman Road and west of SE Brick Drive and is part of the overall Williams Pointe North Planned Development. In 2016, the subject property was rezoned to PD/C-1 to allow for self-storage units to be developed on the property. The applicant requests preliminary plat, final plat, and site plan approval for a self-storage development on the proposed 5.38 acre lot.



**ABOVE:** Proposed development outlined in red dashed line.

**PROJECT DESCRIPTION:**

The proposed preliminary plat and final plat requests involve the platting of a single lot that is 5.38 acres in area. All applicable easements are indicated on the preliminary plat and final plat.

The site plan request involves the development of 15 buildings for mini storage. A total of 378 storage units will be available for lease. Building sizes range in size from 4,600 square feet to 5,866 square feet. Building A will house a leasing office. The trash enclosure for the site is located north of Building K on the west side of the site.

An ornamental steel fence will be provided for security purposes around the site. An automatic gate at the north entrance to the site will be provided for customer access. All access gates will be equipped with appropriate measures for emergency services access.

**ACCESS AND PARKING:**

Access to the site will be provided off of SE Brick Drive on the north side of the site. This north access will be the primary access. The access on the south side of the site is for emergency vehicle use only and will have signage indicating that it is for emergency vehicle access only. The purpose of the south access is to meet fire code requirements for secondary access. The Fire Department has reviewed circulation through this site and has no concerns.

The parking ordinance requires 1 parking space per 20,000 square feet gross floor area for storage and 3 spaces per 1000 square feet of office area. The total amount required per the Ordinance is 5 parking spaces. The site plan identifies a total of 5 parking spaces are to be provided on the north side of Building A.

**SIDEWALKS/TRAILS:**

A 5 foot wide sidewalk will be constructed along SE Brick Drive as part of the site improvements.

**UTILITIES:**

Utilities are available to the site. Water and sanitary stubs were provided as part of the plat improvements for Williams Point Plat 14. Further extensions of water and sanitary will be completed to provide water and sanitary service to the office building as well as fire hydrant coverage to the development.

Storm water detention will be provided in a retention pond that is proposed to be located on the west side of the development. The ultimate outlet for the pond will be the northwest side of the site that will drain into an existing channel to the north.

**OPEN SPACE AND LANDSCAPING:**

The required amount of open space for the development is 20% and the applicant will provide 38% open space. The required amount of landscaping has been provided. In addition, landscape buffers will be provided on the south side of the development to provide screening between this development and future residential development to the south.

**ELEVATIONS:**

Colored elevations of the proposed storage buildings have been provided for review. Proposed materials include concrete masonry units and metal paneling.

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

**MISCELLANEOUS:**

A photometric plan has been submitted for review and meets City requirements.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the preliminary plat and final plat for McGregor Plat 1 and the site plan for LockBox Mini Storage, subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner