



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: RJ Lawn Service – Site Plan

DATE: October 24, 2017

GENERAL INFORMATION:

Applicant:

RJ Lawn Service

Requested Action

Site Plan Approval

Location and Size:

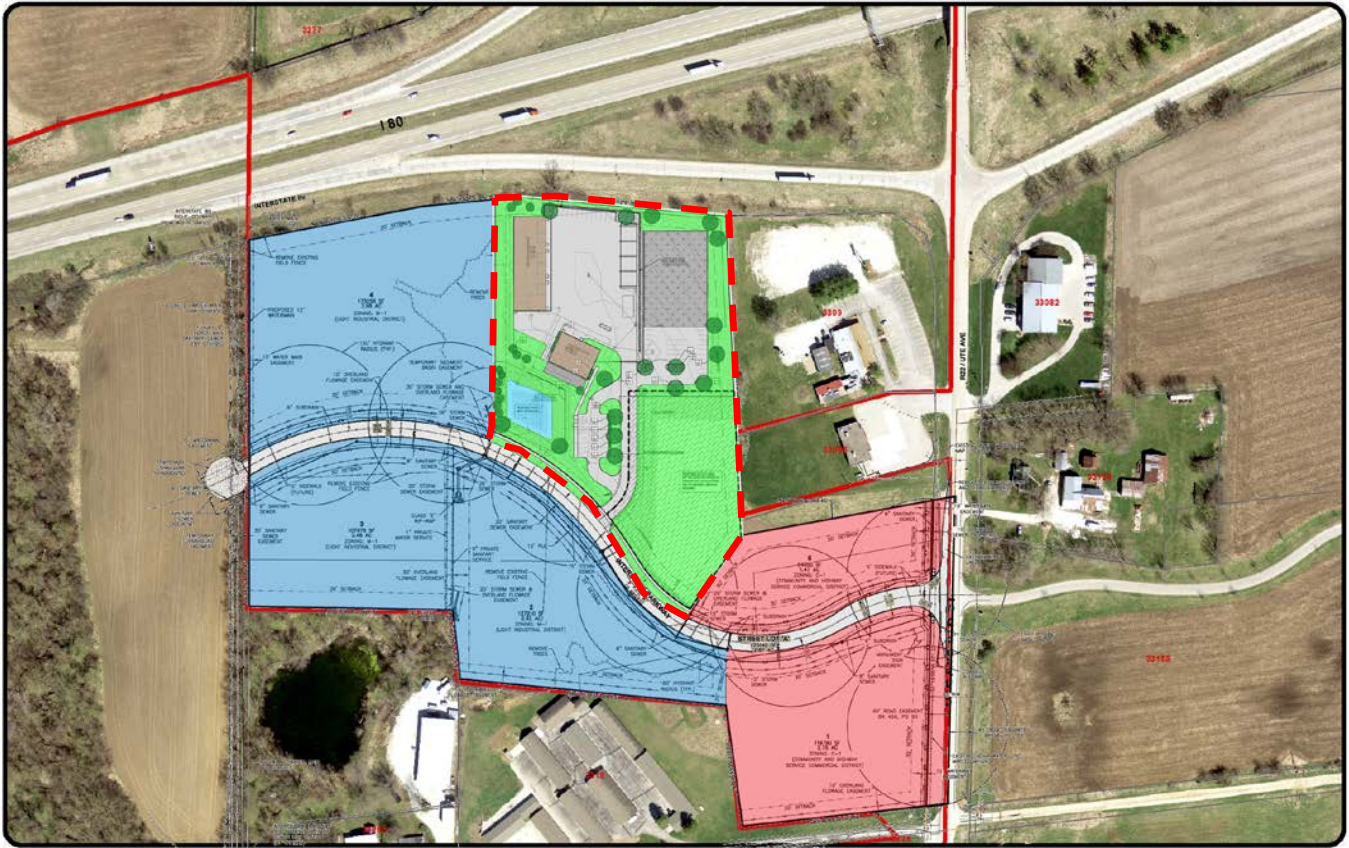
Property is generally located west of Ute Ave, north of Interstate Parkway containing approximately 6.02 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Employment	M-1
North	Goddard School – Under Construction	Rural Residential	C-1
South	Commercial	Employment	M-1
East	Commercial	Employment	A-1 / C-1
West	Light industrial	Employment	M-1

BACKGROUND:

RJ Lawn Service is an existing Waukeee business that has outgrown its current facility located off of SE Laurel Street and has purchased property within I-80 West Industrial Park Plat I with the intent of relocating the business to the business park. The applicant requests site plan approval to allow for the construction of a new office building, storage building, and a bulk materials storage area.



ABOVE: Aerial of subject property in relation to the surrounding area.

PROJECT DESCRIPTION:

The project involves the construction of a 4,960 square foot office building, a 10,560 square foot warehouse storage building, and 120 feet by 30 feet open canopy structure for bulk material storage. The site plan also identifies an outdoor storage area on the northeast side of the site, a fueling area, and parking areas. A secured gate will be constructed north of the office building. Appropriate measures have been included on the site plan to allow for emergency service vehicles to access this area in the event of an emergency. The outdoor storage area will be surrounded by fencing for security and screening purposes.

ACCESS AND PARKING:

Ingress and egress to the site will be provided via a driveway off of Interstate Parkway. A five foot wide sidewalk will be installed along the north side of Interstate Parkway for the extent of the lot. A total of 54 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. A sand/oil separator will be provided for the floor drains within the warehouse/storage building. Storm water detention will be accommodated in a pond within the southwest corner of the site. The ultimate outlet for the pond is to the south toward Johnson Creek.

LANDSCAPING & OPEN SPACE:

The site plan identifies landscaped areas along the east, north, and west property lines. A minimum of 15% open space is required and the plan set identifies 56% open space.

ELEVATIONS:

The proposed office building materials include Hardie stucco panels, stone, metal paneling, and glazing. The materials for the storage building include Structuroc panels, metal paneling, and concrete. The proposed buildings meet the intent of the Site Plan Ordinance.

LIGHTING PLAN

The applicant has submitted a lighting plan that complies with the lighting 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 and subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP

Senior Planner