

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lot 2, I-80 West Industrial Park Plat 2  
– Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

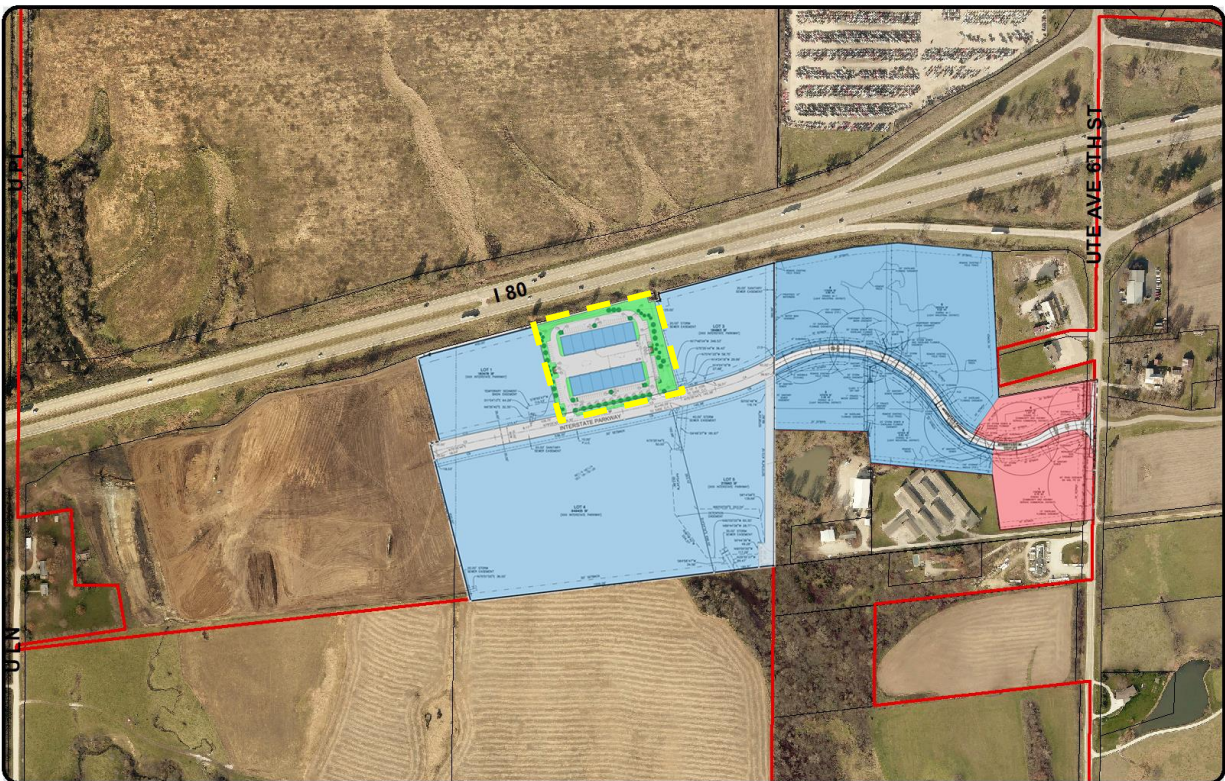
**REPORT DATE:** August 24, 2018

**MEETING DATE:** August 28, 2018

### GENERAL INFORMATION

<b>Owner:</b>	117 Land Company, LLC
<b>Developer:</b>	JM Commercial Holdings
<b>Project Manager:</b>	Erin Ollendike, P.E., Civil Design Advantage, LLC
<b>Request:</b>	The applicant is requesting approval of a site plan for two office/warehouse buildings.
<b>Location and Size:</b>	Property is located north of Interstate Parkway and west of Ute Avenue, immediately south of Interstate 80, containing approximately 4.51 acres.
<b>Property Address:</b>	855 Interstate Parkway

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Campus	M-1 (Light Industrial District)
North	Vacant – Undeveloped	Business Campus	C-1 (Community and Highway Service Commercial District)
South	Vacant – Undeveloped	Business Campus	M-1 (Light Industrial District)
East	Vacant – Undeveloped	Business Campus	M-1 (Light Industrial District)
West	Vacant – Undeveloped	Business Campus	M-1 (Light Industrial District)

**PROJECT DESCRIPTION**

The project involves the construction of two single-story, office/warehouse buildings. The buildings are to be identical. Each building is proposed to be approximately 24,500 square feet in area and include a potential of seven tenant spaces each.

Two trash enclosures are proposed on the site, one on the east end of the parking lot and one on the west end of the parking lot. A potential monument sign is shown to be located just north of Interstate Parkway at the east driveway.

**ACCESS AND PARKING**

Two accesses are provided off Interstate Parkway.

A total of 98 parking spaces are required for this facility; this includes 1 space per 300 square feet of office area, 1 space per 1,000 square feet of warehouse area, and 1 space per 2 warehouse employees. The total amount of parking proposed is 100 spaces, including 4 accessible parking spaces. The proposed site plan meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

A five foot wide sidewalk will be installed along Interstate Parkway with site plan improvements.

**UTILITIES**

This site will be serviced with all public utilities. Storm water will be collected in area intakes and taken to the detention pond located to the south of Interstate Parkway.

**LANDSCAPING & OPEN SPACE**

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 32%. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS**

The elevations of the buildings are proposed to be constructed of an insulated metal panel system in gray and tan colors. The tan panels are horizontal and the gray are vertical. Other materials include a standing seam metal roof and black canopies. The trash enclosures are to be constructed of stone veneer with a limestone cap and black metal gates.

The elevations facing interior to the site will include overhead doors.

**MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

**STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Lot 2, I-80 West Industrial Park Plat 2 subject to remaining staff comments.