

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: RMH Systems Building Addition – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: October 5, 2018

MEETING DATE: October 9, 2018

GENERAL INFORMATION

Owner/Developer:

RMH Systems

Project Engineer:

Vic Piagentini, Associated Engineering Company of Iowa

Request:

The applicant is requesting approval of a site plan for a building addition to an existing site.

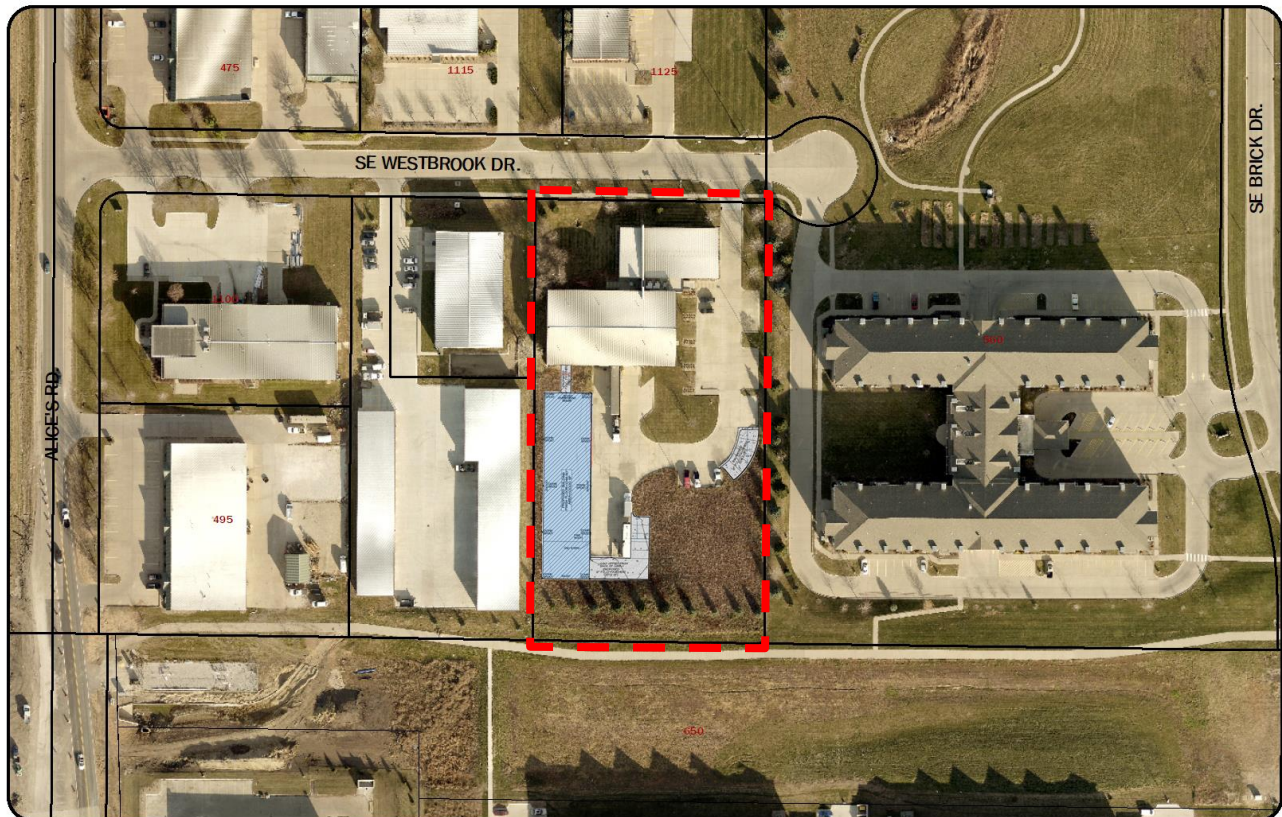
Location and Size:

Property is located east of SE Alice's Road and south of SE Westbrook Drive, containing approximately 2.77 acres.

Property Address:

1130 SE Westbrooke Drive

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Industrial – Office / Warehouse (RMH Systems)	Community Village	M-1 (Light Industrial District)
North	Industrial – Office / Warehouse (Express Logistics)	Community Village	M-1 (Light Industrial District)
South	Vacant – Future Dog Park / Multi-Family Residential	Community Village	R-3 / PD-1 (Multi Family Residential / Planned Development Overlay)
East	Multi-Family Residential – Senior Living	Community Village	R-3 / PD-1 (Multi Family Residential / Planned Development Overlay)
West	Industrial – Warehouse (Gym Space)	Community Village	M-1 (Light Industrial District)

BACKGROUND

This site consists of two buildings, both built in 2004. One building is a warehouse building that is approximately 12,000 square feet in area and the other building is the office building that is just under 6,000 square feet in area. The request for an additional warehouse building is to add more storage space for the operations of this business.

PROJECT DESCRIPTION

The project involves the construction of a single-story, warehouse building for RMH Systems. This building will be located to the south of the existing two buildings on site. The building is proposed to be approximately 10,000 square feet in area and 18 feet in height.

ACCESS AND PARKING

One access to this site exists off of SE Westbrook Drive. This will remain as it exists today. The new building requires an addition of 10 parking spaces, which they are providing towards the south side of the site.

SIDEWALKS/TRAILS

No new sidewalks or trails are required for the requested addition.

UTILITIES

All utilities have been provided to this site with the past site improvements. The new addition will include extending both the water and gas to the proposed building. Storm water will be stored in the existing detention basin located at the north end of the site. This storm water is picked up in the public storm sewer system along SE Westbrook Drive and eventually outlets into Walnut Creek.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space provided is 53%. The new addition does not require any new plantings as the site already meets the landscaping requirements of the ordinance.

ELEVATIONS

The proposed building is a single story building. The elevations of the building are proposed to be constructed of brick and metal. The north elevation includes one overhead door and the east elevation includes two overhead doors. The north and west elevations are mostly metal as they will not be visible from the public street to the north or park to the south as they are screened by existing buildings. The south and east elevations contain brick and windows to add a design element as these elevations will be visible to adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for RMH Systems Building Addition subject to remaining staff comments.