

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Tri-Point Holdings – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: November 9, 2018

MEETING DATE: November 13, 2018

GENERAL INFORMATION

Owner/Developer:

Tri-Point Holdings

Project Manager:

Monte Appelgate, LA – Snyder & Associates, Inc.

Request:

The applicant is requesting approval of a site plan for an office/retail building.

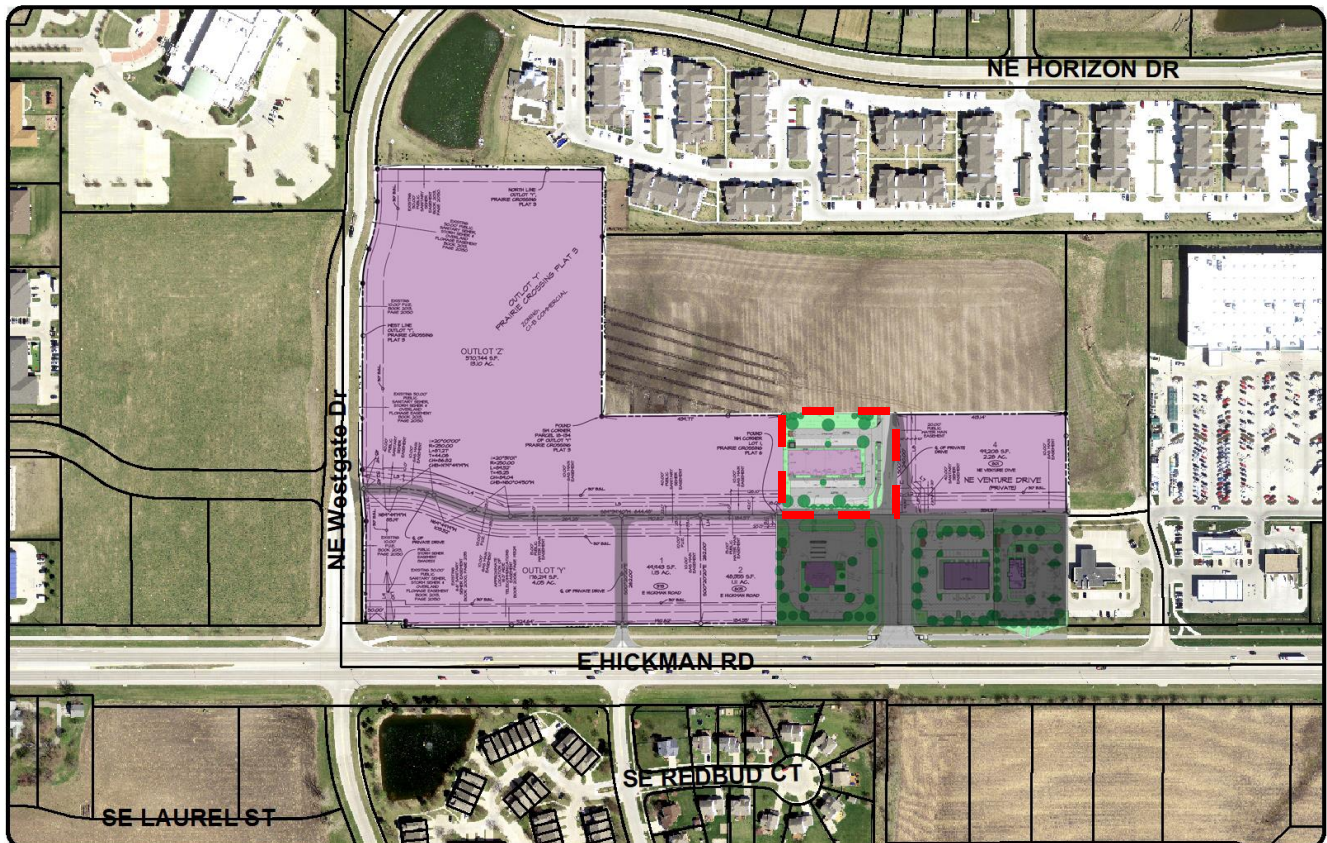
Location and Size:

Property is located north of Hickman Road and west of NE Alice's Road, containing approximately 1.49 acres.

Property Address:

651 NE Venture 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	Undeveloped	Community Village	C-1B (Large Scale Commercial District)
North	Vacant - Undeveloped	Community Village	R-3 / PD-1 (Multi-Family Residential District with a planned development overlay)
South	Veridian Credit Union (currently under construction)	Community Village	C-1B (Large Scale Commercial District)
East	Vacant – Undeveloped and Hy-Vee	Community Village	C-1B (Large Scale Commercial District)
West	Vacant – Undeveloped	Community Village	C-1B (Large Scale Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a single-story, office/retail building for a Remax office and two future tenants (tenants are unknown at this time). The building is proposed to be approximately 9,861 square feet in area. 4,850 square feet will be the Remax office space and the remaining 5,011 square feet will be vacant general commercial space for future tenants. A trash enclosure is proposed at the northwest corner of the site, located behind the building.

ACCESS AND PARKING

Two accesses are provided to this site. One access is provided off of NE Venture Drive and one off of the private road along the east side of the site.

A total of 36 parking spaces are required for this facility, this includes 3 spaces per 1,000 square feet of building area for office and 4 spaces per 1,000 square feet of building area for general commercial. The total amount of parking proposed is 46 spaces, including four accessible spaces. The site plan also shows a possibility of expanding the parking lot on the north side of the site and adding 16 spaces in the future if necessary. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

An eight foot wide sidewalk will be provided along the east side of this site to provide a connection to the existing sidewalk to the south, along the Veridian Credit Union site. Internal sidewalks are proposed around the building.

UTILITIES

All utilities will be provided to this site. The site plan identifies the water connection coming from the water main located to the east of the site. The sanitary connection will be provided through an extension of the existing 8-inch main that runs along the Veridian site to the south. Storm water detention will be accommodated in the existing private detention basins located to the north of this site. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice's Road.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 40%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The proposed building is a single story building. The elevations of the building are proposed to be constructed of stone, cement board, architectural metal panels, and burnished block. Metal canopies are shown over the windows on both the south and east elevations of the building.

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 Tri-Point Holdings subject to remaining staff comments.