

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lot 1, Westgate Business Park Plat 3  
– Site Plan

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

**REPORT DATE:** May 9, 2019

**MEETING DATE:** May 14, 2019

### GENERAL INFORMATION

**Applicant/Owner:**

Pro-Line Development LLC

**Project Manager:**

Chuck Bishop, P.E. – Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for a multi-tenant commercial building.

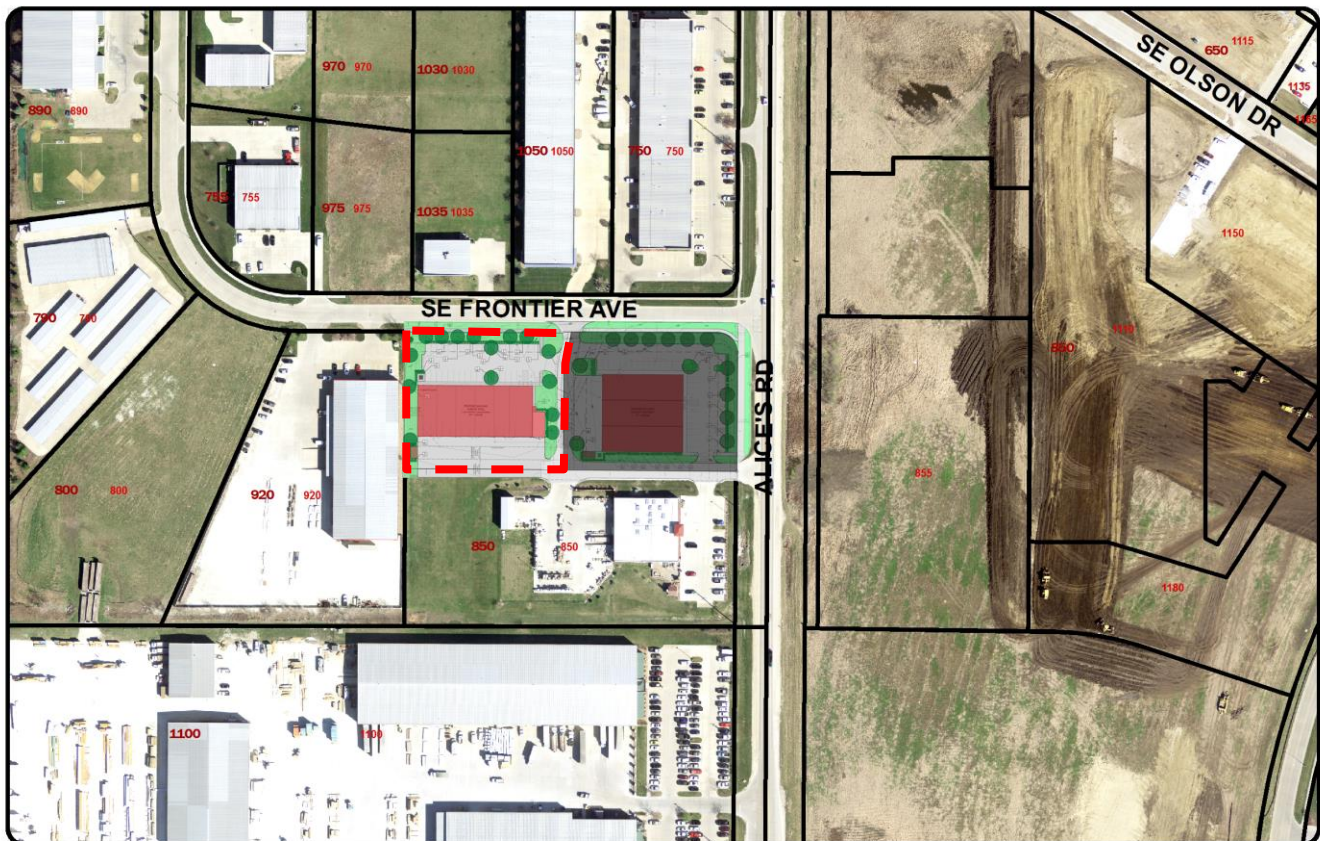
**Location and Size:**

Property is located west of SE Alice's Road and south of SE Frontier Avenue, containing approximately 1.24 acres.

**Property Address:**

1040 SE Frontier Avenue

### 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	Vacant – Undeveloped	Community Commercial	M-1A / PD (Limited Industrial District / Planned Development District)
North	Retail / Business Park	Community Commercial	M-1 / PD (Light Industrial District / Planned Development District)
South	Fireplace and Stone Center	Community Commercial	M-1A / PD (Limited Industrial District / Planned Development District)
East	Multi-tenant Commercial	Community Commercial	M-1A / PD (Limited Industrial District / Planned Development District)
West	Plumb Supply	Community Commercial	M-1A / PD (Limited Industrial District / Planned Development District)

**PROJECT DESCRIPTION**

The project involves the construction of a two-story, multi-tenant office/warehouse building that is proposed to be approximately 19,800 square feet in area. The proposed building identifies six potential tenant spaces. A trash enclosure is shown to the southwest of the building. A monument sign is shown to be located at the northeast corner of the site.

**ACCESS AND PARKING**

There will be two shared access points to this site. One access will be provided off of SE Frontier Avenue and one off of SE Alice’s Road. These accesses also serve the surrounding properties.

The parking ordinance requires 3 parking spaces per 1,000 square feet of gross floor area for office and 1 parking space per 1,000 square feet of gross floor area for warehouse. The proposed building includes 6,600 square feet of office space and 13,200 square feet of warehouse space which requires a total of 34 parking spaces. The site plan identifies a total of 37 parking spaces being provided, which meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

A five foot wide sidewalk will be constructed on the north side of the site along SE Frontier Avenue. A sidewalk connection is provided into the site from the public sidewalk.

**UTILITIES**

All utilities will be provided to this site. Sanitary sewer, water, and gas services are provided off of SE Frontier Avenue. Storm water will be collected in area intakes.

**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 23%. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS**

The elevations are proposed to be constructed of stone veneer, EIFS, aluminum storefront system, and metal. The roof is proposed to be metal. The proposed trash enclosure will be constructed of the stone veneer to match 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 Lot 1, Westgate Business Park Plat 3 subject to remaining staff comments.