

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: RMH Systems Building Addition – Revised Site Plan **PREPARED BY:** Melissa DeBoer, AICP – Planner II

REPORT DATE: May 9, 2019

MEETING DATE: May 14, 2019

GENERAL INFORMATION

Owner/Developer: RMH Systems

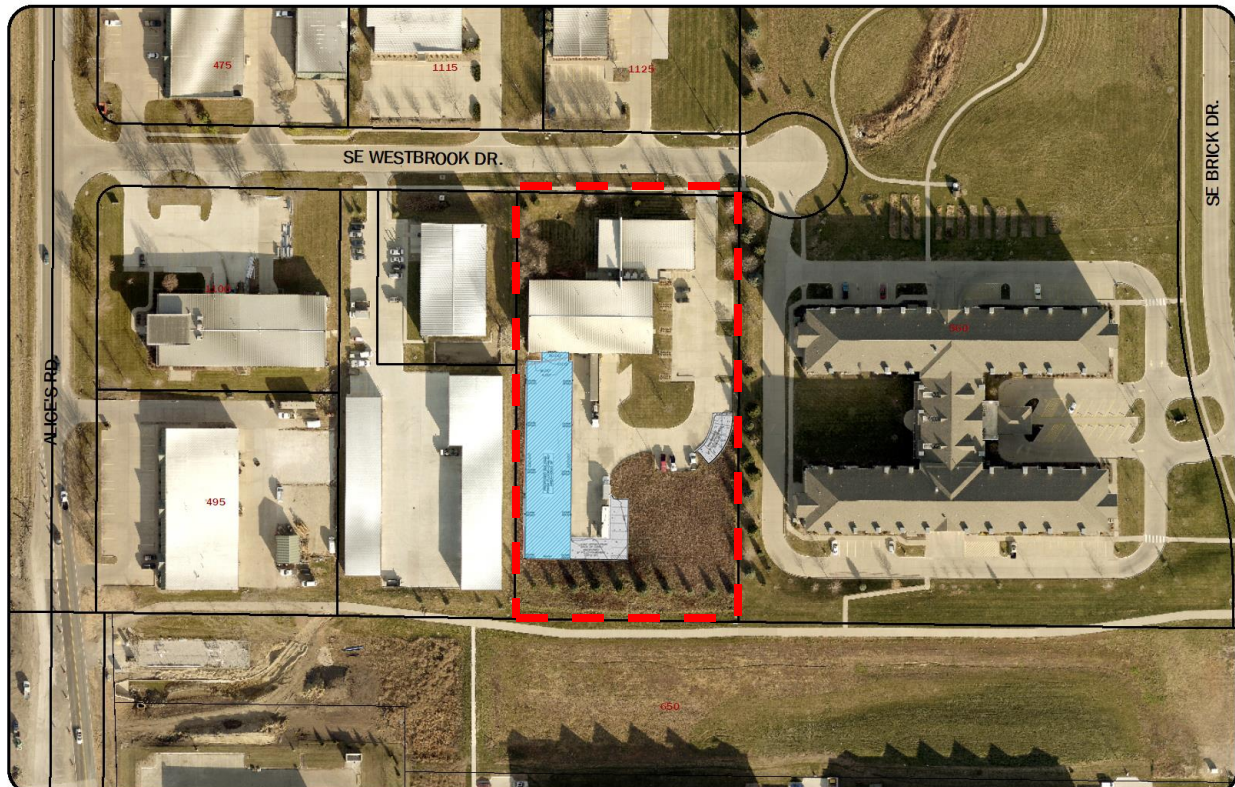
Project Engineer: Vic Piagentini, Associated Engineering Company of Iowa

Request: The applicant is requesting approval of a revised 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)	Neighborhood Commercial	M-1 (Light Industrial District)
North	Industrial – Office / Warehouse (Express Logistics)	Neighborhood Commercial	M-1 (Light Industrial District)
South	Dog Park / Multi-Family Residential	High Density Residential	R-3 / PD-1 (Multi Family Residential / Planned Development Overlay)
East	Multi-Family Residential – Senior Living	High Density Residential	R-3 / PD-1 (Multi Family Residential / Planned Development Overlay)
West	Industrial – Warehouse (Gym Space)	Neighborhood Commercial	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 is to add more storage space for the operations of this business. In the Fall of 2018, a site plan was approved to add a detached storage building to the site. The applicant has revised their original plan and are now proposing to attach the addition to the existing building in order to add more storage than previously proposed.

PROJECT DESCRIPTION

The project involves the construction of a single-story, warehouse addition for RMH Systems. This addition will be located to the south of the existing two buildings on site. The addition is proposed to be approximately 11,300 square feet in area.

ACCESS AND PARKING

One access to this site exists off of SE Westbrooke Drive. This will remain as it exists today. The new building requires an addition of 12 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. 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 52%. 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 east elevation includes two overhead doors.

STAFF RECOMMENDATION

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