

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lots 4-5 Waukee Vista Commercial Park (Storage Building) – Site Plan

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

**REPORT DATE:** October 25, 2019

**MEETING DATE:** October 29, 2019

### GENERAL INFORMATION

**Applicant/Owner:**

AJE Hickman, LLC

**Project Manager:**

Chuck Bishop, P.E. – Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan to add a storage building to an existing commercial site.

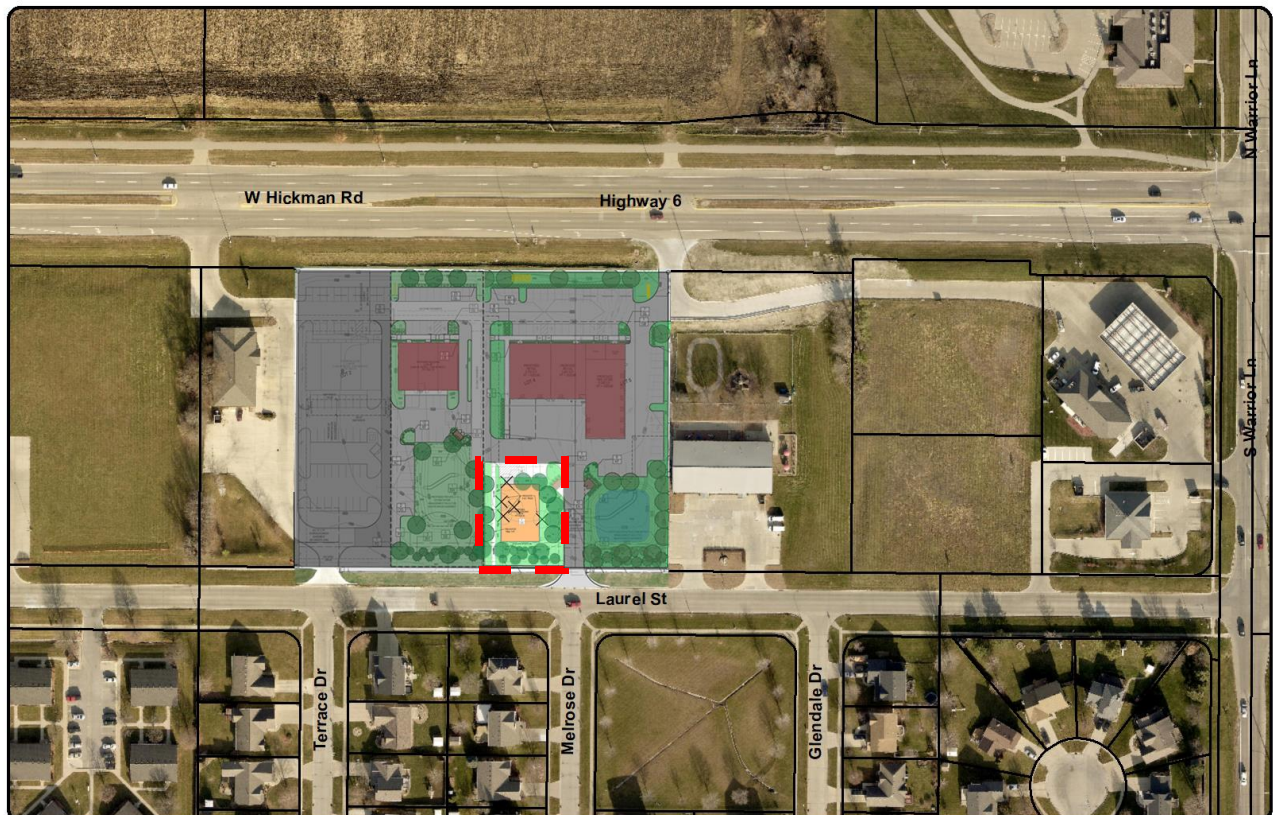
**Location and Size:**

Property is located south of W Hickman Road and west of Warrior Lane, containing approximately 2.00 acres.

**Property Address:**

100 W. Hickman Road

### 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	Multi-Tenant Commercial	Mixed Use	C-1 (Community & Highway Service Commercial District)
North	Undeveloped	Mixed Use	A-1 (Agricultural District)
South	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
East	Multi-Tenant Commercial	Mixed Use	C-1 (Community & Highway Service Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)

**BACKGROUND**

The existing building on-site was recently completed in May 2018. The existing tenant, Waukee Power Equipment, located in the far west tenant space is seeking to construct a building in order to provide additional storage space as they have run out of room in their existing space.

**PROJECT DESCRIPTION**

The project involves the construction of a single-story storage building that is proposed to be 3,750 square feet in area. The proposed building will be used for on-site storage for Waukee Power Equipment, located in the far west tenant space of the existing multi-tenant commercial building.

**ACCESS AND PARKING**

No changes to accesses are proposed with this project.

This project requires the removal of three parking spaces in order to provide access to the overhead door on the proposed storage building. The overall site requires a total of 41 parking spaces and they are providing 58 spaces, including 3 accessible stalls. The site meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

No changes to sidewalks are proposed.

**UTILITIES**

The proposed building will connect to the existing water main located to the west of the building. Sanitary sewer will be provided to the building from the existing main located to the south. Gas and electric will also be provided to the proposed storage building.

Storm water detention for this site is provided with the existing storm water detention basin located on-site to the east of the proposed building.

**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 36%. Five existing trees will be relocated in areas surrounding the proposed building, due to the placement of the building. The project meets the requirements of the Landscape and Open Space Ordinance.

**ELEVATIONS**

The elevations of the building are proposed to be constructed primarily of fiber cement siding and split faced CMU block veneer in colors to match the existing building. The north elevation includes a door and an overhead door. The east and south elevations include windows. The roof is to be composed of a fiberglass composite shingle.

**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 Lots 4-5 Waukee Vista Commercial Park subject to remaining staff comments.