

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 2, I-80 West Industrial Park Plat 2
– Revised Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

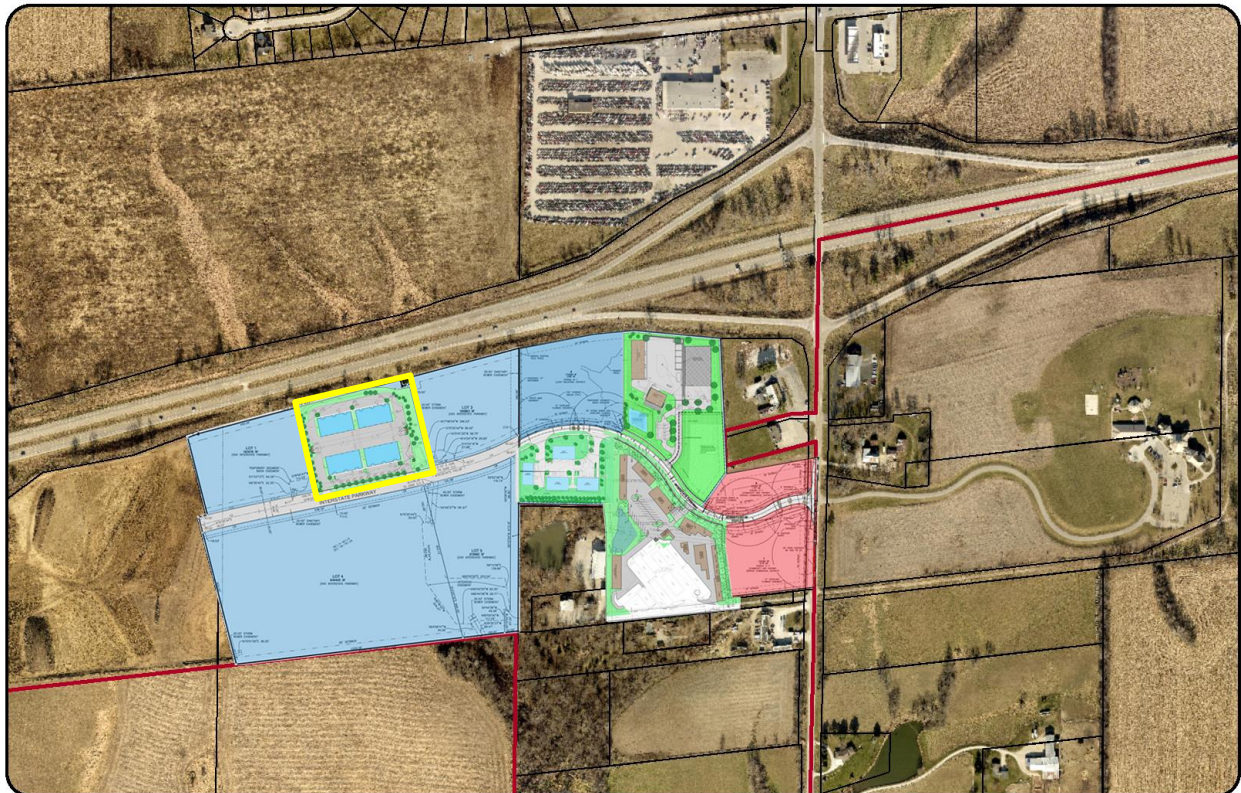
REPORT DATE: October 24, 2019

MEETING DATE: October 29, 2019

GENERAL INFORMATION

Owner:	JM Sioux City Holdings, LLC
Developer:	JM Commercial Holdings
Project Manager:	Erin Ollendike, P.E., Civil Design Advantage, LLC
Request:	The applicant is requesting approval of a revised site plan for four office/warehouse buildings.
Location and Size:	Property is located north of Interstate Parkway and west of Ute Avenue, immediately south of Interstate 80, containing approximately 4.44 acres.
Property Address:	855 Interstate Parkway

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
North	Vacant – Undeveloped	Light Industrial Office	C-1 (Community and Highway Service Commercial District)
South	Vacant – Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
East	Vacant – Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
West	Vacant – Undeveloped	Light Industrial Office	M-1 (Light Industrial District)

HISTORY

This site received site plan approval from City Council on October 1, 2018. Their request is to revise the approved site plan in order to further break up the buildings, from two buildings to a total of four. They are also requesting approval of revised building elevations, including different building materials than what was originally approved.

PROJECT DESCRIPTION

The project involves the construction of four single-story, office/warehouse buildings. The buildings are to be identical. Each building is proposed to be 12,000 square feet in area and include a potential of six tenant spaces each.

Two trash enclosures are proposed on the site, one on the east end of the parking lot and one on the west end of the parking lot. A potential monument sign is shown to be located just north of Interstate Parkway at the east driveway.

ACCESS AND PARKING

Two accesses are provided off Interstate Parkway.

A total of 99 parking spaces are required for this facility; this includes 3 spaces per 1,000 square feet of office area, 1 space per 1,000 square feet of warehouse area, and 1 space per 2 warehouse employees. The total amount of parking proposed is 99 spaces, including 4 accessible parking spaces. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A five foot wide sidewalk will be installed along Interstate Parkway with site plan improvements.

UTILITIES

This site will be serviced with all public utilities. Storm water will be collected in area intakes and taken to the detention pond located to the south of Interstate Parkway.

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 28%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the buildings are proposed to be constructed of mostly brick, in two shades of gray – a light gray and a dark gray. The elevations will also include architectural metal accents in a darker gray color. The trash enclosures are to be constructed of brick and include steel gates.

The elevations facing interior to the site will include overhead doors.

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 revised site plan for Lot 2, I-80 West Industrial Park Plat 2 subject to remaining staff comments.