

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stratford Crossing Light Industrial – Site Plan **PREPARED BY:** Andy Kass, AICP – Senior Planner

REPORT DATE: January 10, 2020

MEETING DATE: January 14, 2020

GENERAL INFORMATION

Applicant / Owner: Stratford Crossing, LLC (owner) & Element 119 (applicant)

Engineer: Jared Murray, Civil Design Advantage

Request: The applicant is requesting approval of a site plan for a commercial/office building.

Location and Size: Property is located south of NW Gettysburg Lane and east of SE Alice's Road, containing approximately 1.10 acres.

Property Address: 220 NW Sunrise 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 | Vacant – Undeveloped | Light Industrial Office | M-1 (Light Industrial District) |
| North | Vacant – Undeveloped | Light Industrial Office | M-1 (Light Industrial District) |
| South | Vacant – Undeveloped | Light Industrial Office | A-1 (Agricultural District) |
| East | Vacant – Undeveloped | Light Industrial Office | M-1 (Light Industrial District) / PD-1 (Planned Development Overlay District) |
| West | Vacant – Undeveloped | Medium Density Residential | A-1 (Agricultural District) |

HISTORY

The subject property is located within Stratford Crossing Plat 4. The developer of the plat recently completed the public improvements for Plat 4, which includes ten (10) lots for light industrial development.

PROJECT DESCRIPTION

The site plan identifies the construction of an 18,870 square foot building. The building has an overall height of 28-feet. The primary use of the building is intended for office and warehouse space. A monument sign is proposed on the south side of the access drive. The trash enclosure is shown on the south side of the parking area.

ACCESS AND PARKING

Access to the site will be provided on the east side of the property from NW Sunrise Drive. The proposed building requires a total of 37 parking spaces. The site plan identifies 37 parking spaces provided across the site.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on the west side of NW Sunrise Drive as part of this project.

UTILITIES

Sanitary sewer and water main services exist on-site. A sand/oil separator will be installed with the project for the planned floor drains within the building.

Storm water detention for the project is intended to be managed on the east side of the site within a dry bottom detention basin. Storm water will ultimately be discharged to the existing storm sewer along NW Sunrise Drive.

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 32%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance. The entire site will be sodded when construction is complete.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed with brick, fiber cement paneling, aluminum storefront system, and glazing. Two (2) overhead doors are shown on the building and will be glazed overhead doors. The trash enclosure is shown to be constructed with brick sides and metal doors. Staff believes the proposed elevations meet the architectural requirements of the Site Plan Ordinance.

PHOTOMETRIC PLAN

A photometric plan for the parking lot lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Stratford Crossing Light Industrial.