

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Paragon Performance – Site Plan

**PREPARED BY:** Andy Kass, AICP – Senior Planner

**REPORT DATE:** July 10, 2020

**MEETING DATE:** July 14, 2020

### GENERAL INFORMATION

**Applicant / Owner:**

Boysen Properties, LLC (owner) & Jeremy Boysen (applicant)

**Engineer:**

Kim Mulch, Klingner & Associates, P.C.

**Request:**

The applicant is requesting approval of a site plan for an industrial warehouse building.

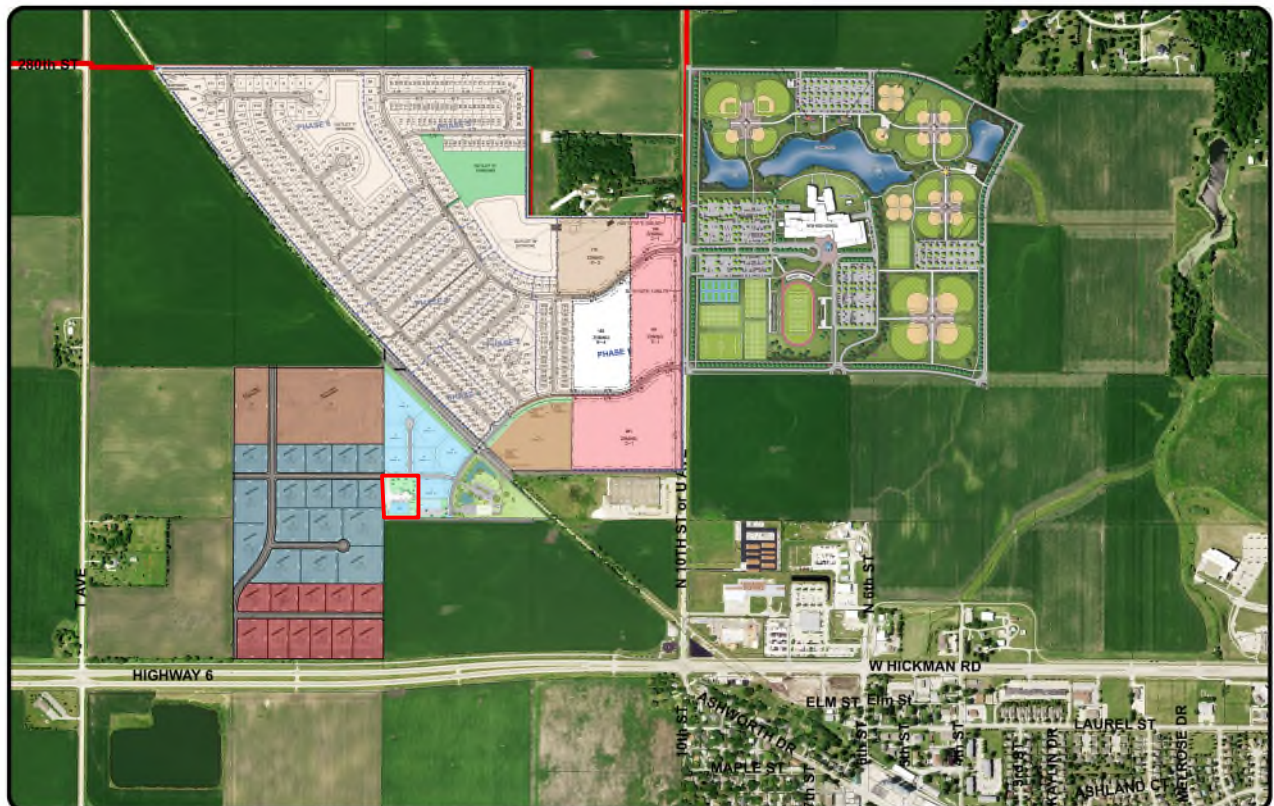
**Location and Size:**

Property is located south of NW Gettysburg Lane and west of NW Sunrise Drive, containing approximately 2.20 acres.

**Property Address:**

1450 NW Gettysburg Lane

### 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	Medium Density Residential	M-1 (Light Industrial District)
North	Vacant – Undeveloped	Medium Density Residential	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)
West	Vacant – Undeveloped	Medium Density Residential	A-1 (Agricultural District)

**HISTORY**

The subject property is located within Stratford Crossing Plat 4, which is the light industrial business park portion of the Stratford Crossing neighborhood. Two site plans were previously approved in this same development for an office building and a brewery.

**PROJECT DESCRIPTION**

The site plan identifies the construction of an 15,800 square foot building. The building has an overall height of 21-feet. The primary use of the building is intended for office and warehouse/distribution space for performance automotive parts. A monument sign is proposed on the east side of the access drive. The trash enclosure is shown north of the proposed building. The site plan does identify the potential for a future expansion of the building to the east.

**ACCESS AND PARKING**

Access to the site will be provided on the north side of the property from NW Gettysburg Lane. The proposed building requires a total of 23 parking spaces. The site plan identifies 24 parking spaces provided across the site.

**SIDEWALKS/TRAILS**

A 5-foot-wide sidewalk will be constructed on the south side of NW Gettysburg Lane as part of this project.

**UTILITIES**

Sanitary sewer and water main services exist on-site.

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

**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 54%. 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 multiple architectural metal panel systems, including corrugated, flat, and rain screen panels. Two (2) overhead doors are shown on the north side of building. The trash enclosure is shown to be constructed with masonry 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 Paragon Performance subject to remaining staff comments.