

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: James Pointe Plat 2 Lot 1 – Preliminary Plat, Site Plan and Final Plat **PREPARED BY:** Bill Mettee – Planner

REPORT DATE: January 7, 2022

MEETING DATE: January 11, 2022

GENERAL INFORMATION

Applicant / Owner:	Silverstone Development Group
Engineer:	Keith Weggen, ASLA, Civil Design Advantage
Request:	The applicant is requesting approval of a preliminary plat, final plat and site plan for an office/warehouse shell building with multiple tenants.
Location and Size:	Property is located south of NW Gettysburg Lane and east of NW 17 th Street, containing approximately 2.62-acres.
Property Address:	1500 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	Mixed Use	M-1 (Light Industrial District)
North	Vacant – Undeveloped	Mixed Use	M-1 (Light Industrial District)
South	Vacant – Undeveloped	Mixed Use	M-1 (Light Industrial District)
East	Paragon Performance, Automotive Retail Shop	Mixed Use	M-1 (Light Industrial District)
West	Office / Warehouse	Mixed Use	M-1 (Light Industrial District)

PROJECT DESCRIPTION

The site plan identifies the construction of a 28,239 square foot office/warehouse shell building designed for up to 11 tenants. Two loading docks are located on either side of the building. A trash enclosure is shown southeast of the building. The height of the building will be 22-feet. Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the M-1 District

Category	M-1 (minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet, unless the rear lot line adjoins a railroad right-of-way, in which case, none required.
Side Yard Setback	None required except when adjacent to R or C-1 Districts or street right-of-way line, a side yard of 40-feet shall be required.
Maximum Height Stories	40-feet and 3-stories

ACCESS AND PARKING

Two access drives are provided to the site off of NW Gettysburg Lane.

A total of 44 parking spaces are required for this project. The total amount of parking proposed is 70 parking spaces, including four accessible spaces. The proposed site plan meets the parking requirements.

SIDEWALKS/TRAILS

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

UTILITIES

The site will be serviced with all public utilities. Water and sanitary will be brought in from the mains located to the north along NW Gettysburg Lane. Stormwater detention will be provided with shared detention basins located adjacent to the site.

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 20.2%. The plantings shown on the landscape plan meet the minimum requirements of the

Landscape & Open Space Ordinance. A total of 17 trees and 17 shrubs are required. A total of 17 trees and 42 shrubs are provided.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed predominantly of Concrete Masonry Unit blocks. Additional materials include prefinished black metal coping, downspout and gutters, and insulated vision glass with black aluminum storefront framing.

LOTS

The preliminary plat and final plat identify two lots (Lots 22 and 23). These are two existing lots being combined into one lot. The size of Lot 1 is 113,955-square feet and 2.62 acres in size. The lot is zoned M-1 Light Industrial and comprehensively meets the minimum requirements of the Zoning Ordinance.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.