

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Westgate Business Park Plat 5 & Access Systems – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Andy Kass, AICP, Community Development Director

REPORT DATE: March 25, 2022

MEETING DATE: March 29, 2022

GENERAL INFORMATION

Applicant:

Access Systems

Owner:

Jace Properties, LLC

Owner's Representative:

Nicole Neal, P.L.A. – Civil Design Advantage

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for an office development.

Location and Size:

Property is generally located north of SE Olson Drive west of SE Alice's Road, containing approximately 3.08-acres.

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	Neighborhood Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Neighborhood Commercial	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay District)
South	Westgate Business Park	Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Car-X	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District)
West	Westgate Business Park	Neighborhood Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property is located west of SE Alice’s Road and north of SE Olson Drive. The property was originally platted and zoned as part of the Westgate Business Park planned development. The applicant wishes to replat the two existing lots into one lot to construct an office building for Access Systems which has an existing facility to the west of the property.

PROJECT DESCRIPTION

The project involves the construction of a 33,450 square foot office building for Access Systems. The building is proposed to be two stories in height with an overall height of 39-feet. The site plan identifies a potential expansion area for the building. Any future expansion will require additional review and approval by the City. The proposed trash enclosure is located on the northwest side of the site.

ACCESS AND PARKING

Access to the site will be provided via SE Olson Drive. The required amount of parking for the building is 101 parking spaces. The site plan identifies that 113 parking spaces will be provided. A 5-foot sidewalk will be extended along SE Olson Drive as part of the improvements. In addition, the site plan shows a connection to the existing 10-foot trail along SE Alice’s Road.

UTILITIES

Utilities already exist on-site to serve the proposed office building. Stormwater management will be provided via an underground detention system.

LANDSCAPING & OPEN SPACE

The required amount of open space for this site is 10% and the landscape plan identifies that 38% open space will be provided. The required amount of plantings have been shown on the site plan.

ELEVATIONS

Elevations of the available units and clubhouse have been provided by the applicant. Proposed materials include composite panels, glazing, stone, and fiber cement panels.

LOTS

One lot is shown on the preliminary plat and final plat. Lot 1 is 3.08-acres in area. Lot 1 complies with all requirements of the M-1/PD-1 zoning district.

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.