

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: James Pointe Plat 3 Lot 1 – Preliminary Plat, Site Plan and Final Plat **PREPARED BY:** Bill Mettee – Planner

REPORT DATE: September 23, 2022

MEETING DATE: September 27, 2022

GENERAL INFORMATION

Applicant / Owner:

Back Nine Properties, LLC

Engineer:

Michael Wahlert, Orca Consulting

Request:

The applicant is requesting approval of a preliminary plat, final plat and site plan for a warehouse / storage facility.

Location and Size:

Property is located north of NW Gettysburg Lane and east of NW 17th Street, containing approximately 2.61-acres.

Property Address:

1575 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	Redwood Townhomes	Medium-Density Residential	R-4 (Row Home and Townhome Dwelling District)
South	Warehouse / Office	Mixed Use	M-1 (Light Industrial District)
East	Vacant - Undeveloped	Mixed Use	M-1 (Light Industrial District)
West	Vacant - Undeveloped	Mixed Use	M-1 (Light Industrial District)

PROJECT DESCRIPTION

The site plan identifies the construction of two buildings to be used as a “toy-plex” style storage facilities. Building 1 is proposed to be 22,500 square feet and Building 2 is proposed to be 24,300 square feet. Each building will face the interior of the lot. Building 1 will have 15 units and Building 2 will have 20 units. The buildings will be 20-feet in height. No monument signs or trash enclosures are proposed.

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-I District

Category	M-I (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-I 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. These drives align with the access drives across NW Gettysburg Lane to the south.

A total of three parking spaces are required for this project. The total amount of parking proposed is three spaces, including one required accessible space. The proposed site plan meets the parking requirements.

SIDEWALKS/TRAILS

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

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of NW Gettysburg Lane. Stormwater detention will be provided with the regional detention basins in the vicinity.

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 32.23%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance. A 40-foot landscape buffer is required along the north property line with a total of 90 trees provided.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed predominantly of Nichiha engineered stone panels and architectural metal paneling in shades of gray. Transom windows and variations in building offsets have been added to enhance the rear elevations.

LOTS

The preliminary plat and final plat identify two lots (Lots 24 and 25). These are two existing lots being combined into one lot. The size of Lot 1 is 113,949-square feet and 2.61 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.