

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Access Systems – Existing – Site Plan

**PREPARED BY:** Bill Mettee, Planner

**REPORT DATE:** January 6, 2023

**MEETING DATE:** January 10, 2023

### 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 site plan for pavement maintenance, landscaping and façade improvements.

**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	Access Systems Office Building	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	Access Systems Office Building	Neighborhood Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
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 pavement maintenance and landscaping, as well as façade updates to the existing building. The façade updates include repainting and replacing current building materials with porcelain and Nichiha. A new approach will be installed with 5-foot sidewalks to match what was installed with the site plan to the east. An ADA accessible path will be installed to provide a connection to the new Access Systems lot to the east as well as across the drive aisle. New landscaping will be provided throughout the site in the form of trees and shrubs.

**ACCESS AND PARKING**

Access to the site will be provided via SE Olson Drive. The required amount of parking for the building is 77 parking spaces. The site plan identifies that 80 parking spaces will be provided as well as four accessible spaces.

**UTILITIES**

Utilities already exist on-site to serve the office building. No additional utilities are needed.

**LANDSCAPING & OPEN SPACE**

The required amount of open space for this site is 10% and the landscape plan identifies that 20% open space will be provided. The required number of plantings have been shown on the site plan.

**ELEVATIONS**

Elevations of the façade improvements have been provided by the applicant. Proposed materials include porcelain and Nichiha.

**STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan.