

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Brilliant Borders - Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** October 20, 2023

**MEETING DATE:** October 24, 2023

### GENERAL INFORMATION

**Applicant / Owner:**

KLM Property Investment

**Owner's Representative:**

Matt Palan, PLA, Creative Concepts Architecture

**Request:**

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

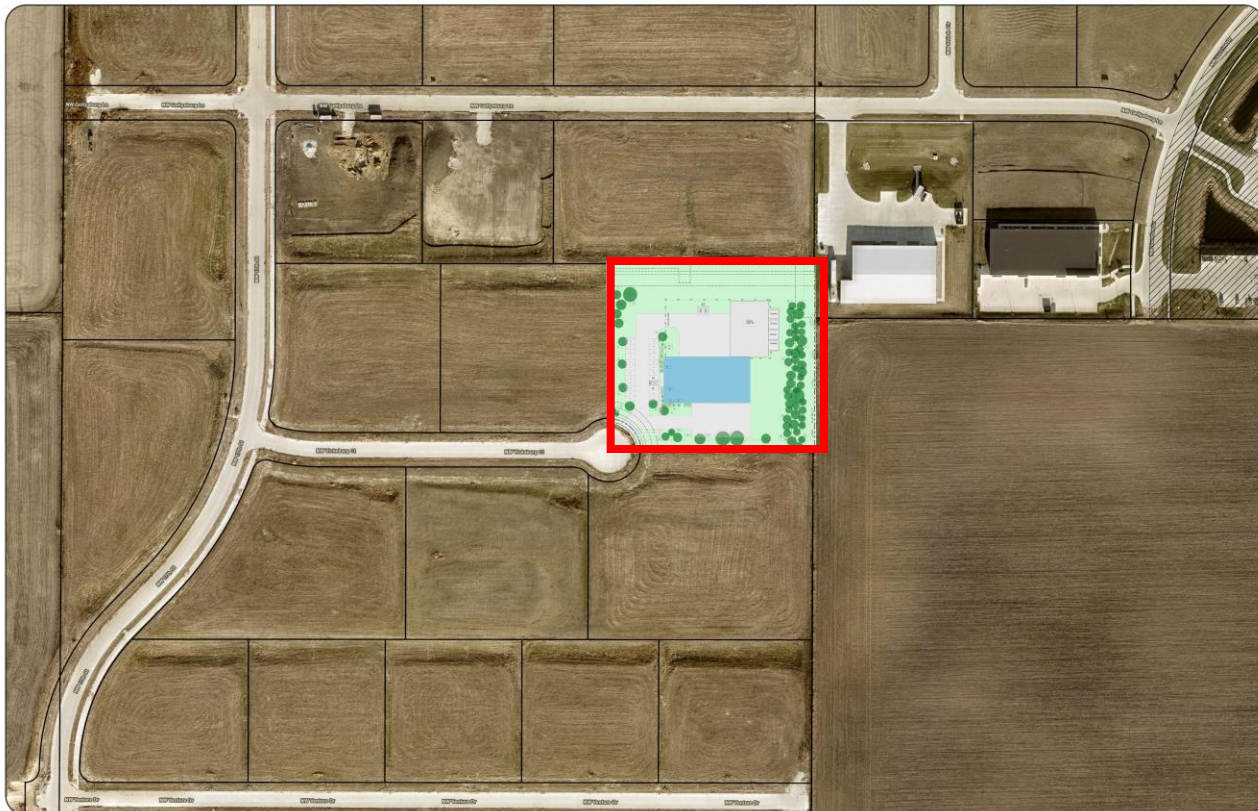
**Location and Size:**

Property is located south of NW Gettysburg Lane and east of NW 17<sup>th</sup> Street, containing approximately 2.62-acres.

**Property Address:**

1585 NW Vicksburg Court

### 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	James Pointe Plat 2 Lot 1 / Multi-Tenant Building	Mixed Use	M-1 (Light Industrial District)
South	Vacant / Undeveloped	Mixed Use	M-1 (Light Industrial District)
East	Vacant – Undeveloped / Paragon Performance	Mixed Use	M-1 (Light Industrial District) / A-1 (Agricultural District)
West	Vacant - Undeveloped	Mixed Use	M-1 (Light Industrial District)

**PROJECT DESCRIPTION**

The site plan identifies the construction of one building that is 12,000 square feet in area on a 2.62-acre lot. The building will be 20-feet in height. No monument signs or trash enclosures are proposed. A security gate and additional fencing is proposed to restrict access to the rear of site where exterior landscaping materials will be stored. The rear area includes CMU bunkers to assist with the storage.

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)
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet, unless the rear lot line adjoins a railroad right-of-way, in which case, none required.
<b>Side Yard Setback</b>	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.
<b>Maximum Height   Stories</b>	40-feet and 3-stories

**ACCESS AND PARKING**

The lot is in a cul-de-sac, therefore only one entrance has been provided.

A total of 20 parking spaces are required for this project. The total amount of parking proposed is 21, including two accessible spaces. The proposed site plan meets the parking requirements.

**SIDEWALKS/TRAILS**

A 5-foot-wide sidewalk will be constructed on the north side of NW Vicksburg Court, adjacent to the subject property. A pedestrian sidewalk is shown into the site from the public sidewalk.

**UTILITIES**

The site will be serviced with all public utilities, which are installed in the immediate vicinity of NW Vicksburg Court. 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 62.89%. 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 east property line abutting the A-I Agricultural parcel.

### **ELEVATIONS**

Colored building elevations are included for review. The building is proposed to be constructed predominantly of composite metal siding and stone. Windows and doors are shown on the north, south and west elevations.

### **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 for Brilliant Borders subject to remaining staff comments.