

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: MTG Sports Complex – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 8, 2023

MEETING DATE: November 14, 2023

GENERAL INFORMATION

Applicant:

Re/Max Precision

Owner:

TLM, LLC

Engineer:

David Bentz, PE – Bishop Engineering

Request:

The applicant is requesting approval of a site plan for a sports practice facility.

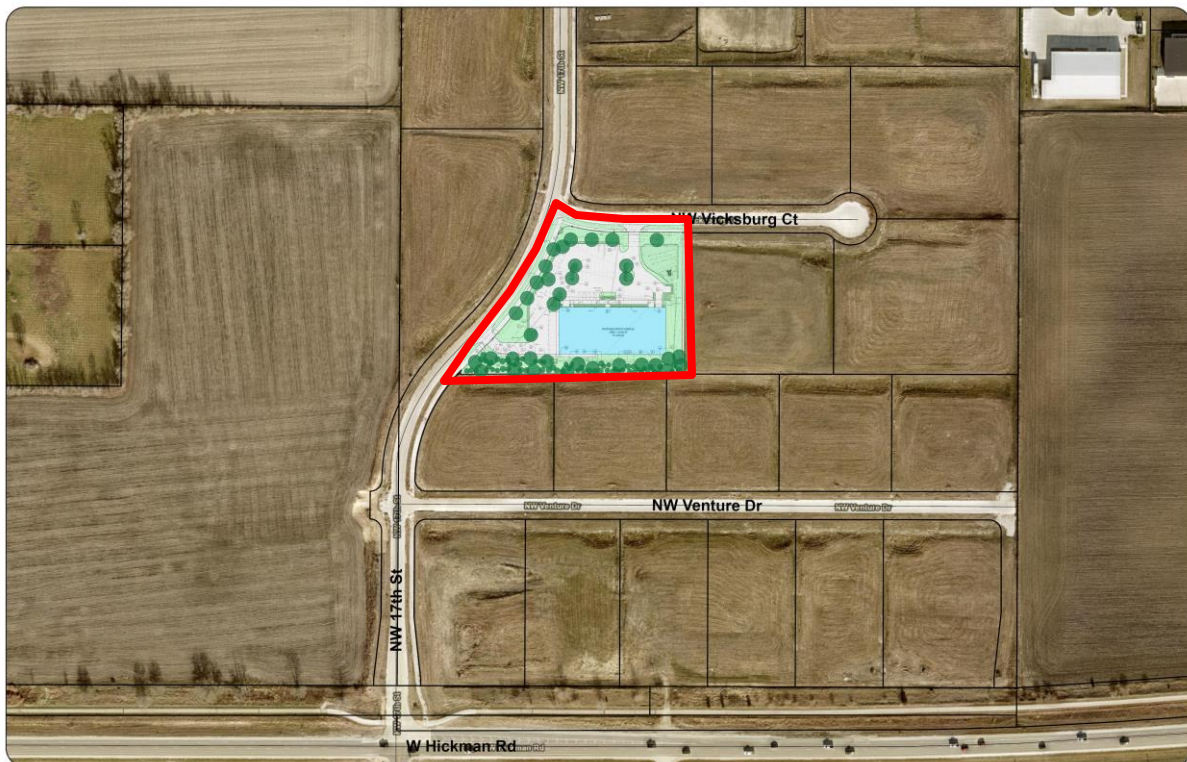
Location and Size:

Property is located north of Hickman Road and east of NW 17th Street, containing approximately 2.47-acres.

Property Address:

1650 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	Vacant – Undeveloped	Mixed Use	M-1 (Light Industrial District)
South	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial 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 a 23,200 square foot building for a sports practice facility. The building is 22.5 feet in height. The building will also include storage space.

A trash enclosure is shown to the northeast of the building.

ACCESS AND PARKING

Two accesses will be provided into this site from the public streets. One access will be provided off of NW 17th Street and one access will be provided off of NW Vicksburg Court.

A total of 81 parking spaces are required for this project. The total amount of parking proposed is 83 parking spaces, including 4 accessible spaces.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on the south side of NW Vicksburg Court. A 10-ft wide trail exists along the east side of NW 17th Street. A pedestrian connection into the site is provided from the trail along the south side of the site.

UTILITIES

The site will be serviced with all public utilities. Stormwater detention will be provided with the detention basin located at the northeast corner of 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 42%. A 40-foot landscape buffer is provided along the south side of the site to provide buffering between the industrial and commercial zoning districts. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of metal wall panels, fiber cement panels, stone, and storefront system. The trash enclosure will be constructed of split face CMU with a steel gate.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Mixed Use. The Mixed Use classification provides flexibility and variety of different uses within a neighborhood.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for MTG Sports Complex subject to remaining staff comments.