

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** James Pointe Plat 4 Lot 1 – Final Plat  
& Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** December 8, 2023

**MEETING DATE:** December 12, 2023

### GENERAL INFORMATION

**Applicant / Owner:**

Waukee Land Investment, LLC

**Engineer:**

Korey Marsh, P.E., Snyder & Associates

**Request:**

The applicant is requesting approval of a final plat and site plan for a cold storage facility.

**Location and Size:**

Property is located north of Hickman Road and west of NW 17<sup>th</sup> Street, containing approximately 5.30-acres.

**Property Address:**

230 NW 17<sup>th</sup> Street

### 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	Keystone Construction Services	Mixed Use	M-1 (Light Industrial District)
West	Vacant - Undeveloped	Mixed Use	A-1 (Agricultural District)

## PROJECT DESCRIPTION

The site plan identifies the construction of two buildings to be used as cold storage facilities. Building 1 is proposed to be 22,950 square feet and will have 27 storage units. Building 2 is proposed to be 42,000 square feet and will have 86 storage units. Each building will face the interior of the lot with a drive aisle between the buildings and around the west side of the site. The buildings will be 17 and 18-feet in height. No monument signs or trash enclosures are proposed. There will be no offices or on-site employees.

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-1 District**

Category	M-1 (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-1 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

Two accesses are provided to the site. One entrance is on the south side of the site off of NW 17<sup>th</sup> Street and the second access is from the north off of NW Gettysburg Lane. A total of four (4) parking spaces are required and the applicant is providing nine (9) spaces, including one accessible stall.

## SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on the south side of NW Gettysburg Lane for the length of the existing street. A 5-foot sidewalk will also be installed along the west side of NW 17<sup>th</sup> Street.

## **UTILITIES**

The site will be serviced with all public utilities, which are installed in the immediate vicinity of NW Gettysburg Lane / NW 17<sup>th</sup> Street. Stormwater detention will be provided with two basins along the east side and south side 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 42.7%. A 40-foot landscape buffer is required along the west property line with a total of 162 trees provided. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

## **ELEVATIONS**

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

## **LOTS**

The final plat identifies two existing lots (James Pointe Plat I Lots 18 and 19) being combined into one lot. The size of Lot I is 231,510-square feet and 5.30 acres in area.

## **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 final plat and site plan subject to remaining staff comments and review of the legal documents.