

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Above Par Tech - Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: March 22, 2024

MEETING DATE: March 26, 2024

GENERAL INFORMATION

Applicant / Owner:

Above Par Tech of Iowa, LLC

Owner's Representative:

Damion Spilman, SVPA Architects

Request:

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

Location and Size:

Property is located north of Hickman Road and east of NW 17th Street, containing approximately 1.32-acres.

Property Address:

1625 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 at Waukee	Mixed Use	R-4 (Row Dwelling and Townhome Dwelling District)
South	Multi-Tenant Building	Mixed Use	M-1 (Light Industrial District)
East	ToyPlex Storage Buildings	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 one building that is 5,000 square feet in area on a 1.32-acre lot. The building will be 21-feet in height. No monument signs are proposed. The trash enclosure will be on the east side of the parking area near the center of the site.

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)
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-1 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

One entrance will be provided off of NW Gettysburg Lane.

A total of seven (7) parking spaces are required for this project. The total amount of parking proposed is eight (8), including one 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, 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 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 77%. 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 abutting the R-4 parcel to the north.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed predominantly of brick masonry and insulated metal panels. Windows and doors are shown on the south and east 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 Above Par Tech subject to remaining staff comments.