

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Willard Garage - Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: May 10, 2024

MEETING DATE: May 14, 2024

GENERAL INFORMATION

Applicant / Owner:

Five F / Brian Willard

Owner's Representative:

Monte Applegate, Snyder & Associates

Request:

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

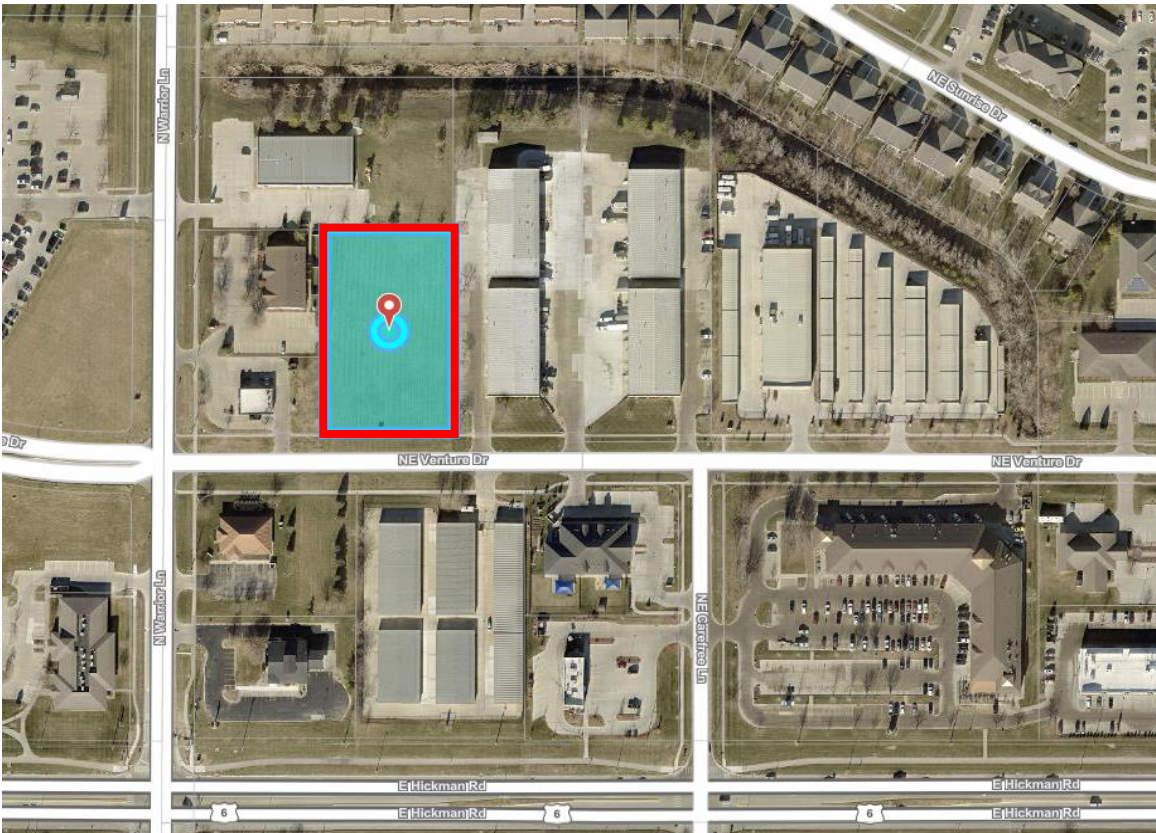
Location and Size:

Property is located north of Hickman Road and east of N Warrior Lane, containing approximately 1.53-acres.

Property Address:

35 NE Venture Drive

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	Community Commercial	M-1 (Light Industrial District)
North	Waukee Community Church	Community Commercial	M-1 (Light Industrial District)
South	Storage Mart	Mixed Use	M-1 (Light Industrial District)
East	Warehouse Buildings	Community Commercial	M-1 (Light Industrial District)
West	Multi-Tenant Office Building	Community Commercial	C-1 (Community and Highway Service Commercial District)

PROJECT DESCRIPTION

The site plan identifies the construction of an automotive repair building that is 12,980 square feet in area on a 1.53-acre lot. The building will be 17-feet in height. A monument sign is shown near the southeast corner of the site. The trash enclosure will be in the southwest corner 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 NE Venture Drive.

A total of 34 parking spaces are required for this project. The applicant is providing 64 spaces including three 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 NE Venture Drive, 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 NE Venture Drive. Stormwater detention will be provided with a basin located at the rear of the property.

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 26.4%. 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 concrete Nichiha panels and metal panels and storefront system. The trash enclosure will be constructed of CMU block.

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 Willard Garage.