PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: RJ Lawn & Landscape Expansion – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 22, 2024

MEETING DATE: November 26, 2024

GENERAL INFORMATION

Owner/Applicant:	RJ Lawn & Landscape
Owner's Representative:	Keith Weggen, ASLA with Civil Design Advantage
Request:	The applicant is requesting approval of a site plan for an addition of a storage warehouse building.
Location and Size:	Property is generally located west of Ute Avenue and north of Interstate Parkway, containing approximately 6.02 acres.
Property Address:	655 Interstate Parkway

AREA MAP

ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	RJ Lawn & Landscape	Light Industrial Office	M-1 (Light Industrial District)
North	I-80 / Industrial Office	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Mini Storage	Light Industrial Office	M-1 (Light Industrial District)
East	Commercial / Vacant	Light Industrial Office	A-1 (Agricultural District) / C-1 (Community and Highway Service Commercial District)
West	Vacant / Undeveloped	Light Industrial Office	M-1 (Light Industrial District)

HISTORY

The existing site includes an office building that is just under 5,000 square feet in area and a 10,560 square foot warehouse storage building. The site also includes some areas for outdoor material storage, including an open canopy structure, and a fueling area. A previous expansion site plan was approved by City Council in June 2022. The expansion has not been built yet and the previous site plan is now expired. The applicant is now requesting approval of a site plan that is very similar to the previously approved one.

PROJECT DESCRIPTION

The project includes an addition to the existing RJ Lawn & Landscape site. The proposed site plan includes the construction of one storage warehouse building and an additional parking area. The proposed building is 19,777 square feet in area. No changes are proposed to the existing buildings and storage areas on site.

ACCESS AND PARKING

An existing access is provided into this site from Interstate Parkway. No changes are proposed to this access.

The proposed site plan will add a total of 17 parking spaces. The site will provide a total of 61 parking stalls.

SIDEWALKS/TRAILS

No public sidewalks or trails are proposed with this project.

UTILITIES

This site is already serviced with all public utilities. A water service and sanitary sewer service will be provided to the proposed building. Stormwater detention will be provided with a basin located at the southeast corner of the site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the site is required to be open space. The total amount of open space proposed is 35%. A 40-ft wide landscape buffer is provided adjacent to the C-1 zoning district in the southeast portion of the property. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of precast concrete panels, glazing and overhead doors. The building colors will match the existing building on site.

STAFF RECOMMENDATION

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