



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** WBP Storage – Final Plat and Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** January 23, 2025

**MEETING DATE:** January 28, 2025

### GENERAL INFORMATION

**Owner/Applicant:**

Next Phase Development, LLC – Reid Tamisiea

**Owner's Representative:**

Brad Overturf, Cooper Crawford & Associates

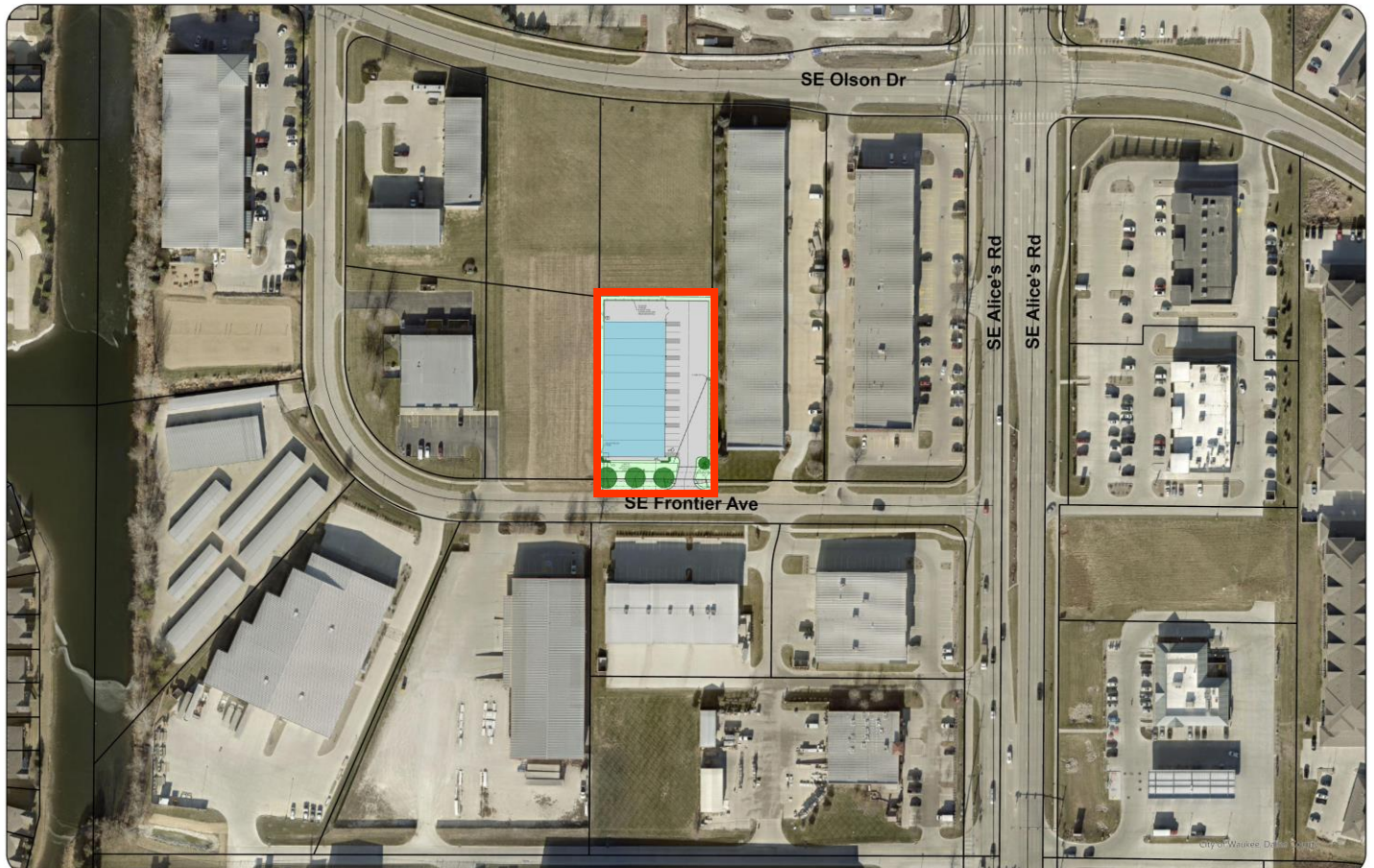
**Request:**

The applicant is requesting approval of a final plat and site plan for an industrial development.

**Location and Size:**

Property is generally located west of SE Alice's Road and north of SE Frontier Avenue, containing approximately 0.915-acres.

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed plat (outlined in **RED**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped / Existing Pavement	Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant - Undeveloped	Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
South	Industrial Warehouses	Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Industrial Warehouses	Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

**BACKGROUND**

The subject property was previously developed with one building and it was used for contractor storage. A fire destroyed the building, and the building was removed in 2021.

**PROJECT DESCRIPTION**

The project includes the construction of a single-story, industrial storage building. The building is just over 16,000 square feet in area and 20.5-feet in height. Each unit will have its own overhead door entrance as well as its own standard door entrance. The site will also include outdoor storage located to the north of the building. The outdoor storage area will be screened with a 6-foot tall black, vinyl chain link fence with black vinyl privacy slats. No trash enclosures are proposed, as trash will remain inside the units and brought out for pickup.

The final plat includes 9 lots and one outlot. Each unit and the outdoor storage area is on its own lot. Everything outside of the units and outdoor storage area is included in an outlot to be owned and maintained by an owner’s association.

**ACCESS AND PARKING**

One access is provided into the site off of SE Frontier Avenue. A blanket easement will be provided to allow access across the site for the drive aisles and parking.

An existing sidewalk is provided along the south side of the site, adjacent to SE Frontier Avenue.

A total of 1 parking space is required for the proposed use and a total of 16 spaces are provided, including 1 accessible space.

**UTILITIES**

All public utilities will serve the site. Storm water management will be provided with a detention basin located on the south side of the site. This storm water runs to the area ponds located to the southwest of the subject site.

**EASEMENTS**

All proposed easements have been indicated on the final plat. A blanket easement will be provided for access into the site and across the site.

**LANDSCAPING & OPEN SPACE**

A minimum of 10% of the project area is required to be open space per the approved Planned Development for Westgate Business Park. The total amount of open space proposed is approximately 18%. The required amount of plantings are being provided per the Landscape and Open Space Ordinance.

**ELEVATIONS**

The elevations of the building will be constructed of mostly architectural metal panels, corrugated metal panels, storefront glazing, brick, and overhead doors. Elevations of the proposed building have been provided for review.

**COMPREHENSIVE PLAN**

The Comprehensive Plan classifies the subject property as Community Commercial. The overall goal of the Community Commercial classification is to provide goods and services for a 3 to 6 mile trade area radius. The proposed site plan is in general conformance with the Comprehensive Plan.

**STAFF RECOMMENDATION**

The proposed final plat and site plan is in general conformance with Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat and site plan for WBP Storage subject to any remaining staff comments and review of the legal documents.