

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: James Pointe Plat, Lot 27 - Site Plan

PREPARED BY: Andy Kass – Community Development Director

REPORT DATE: October 10, 2025

MEETING DATE: October 14, 2025

GENERAL INFORMATION

Applicant / Owner:

1031-22, LLC

Owner's Representative:

Korey Marsh, PE, Snyder & Associates

Request:

The applicant is requesting approval of a site plan for warehouse/office building

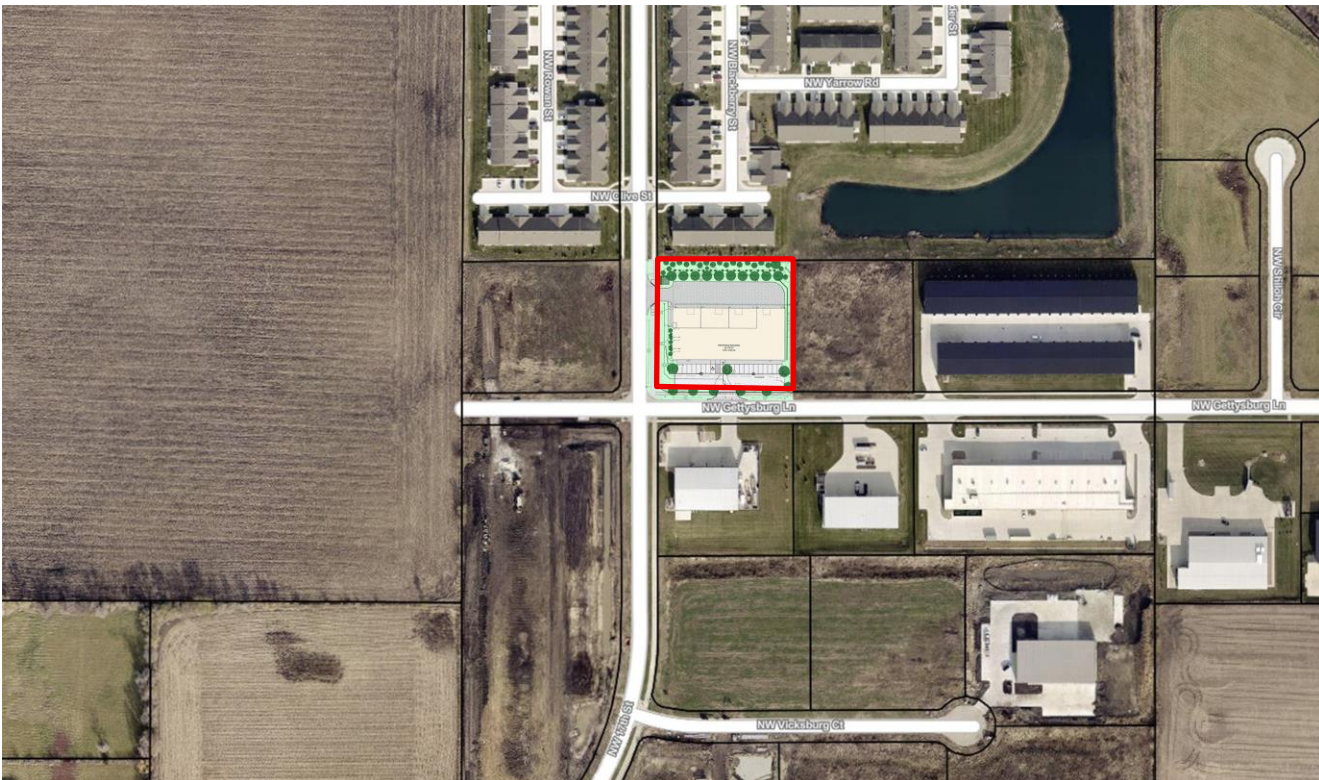
Location and Size:

Property is located north of NW Gettysburg Lane and east of NW 17th Street, containing approximately 1.48-acres.

Property Address:

1675 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 Living	Mixed Use	R-4 (Row Dwelling & Townhome District)
South	Warehouse/Office	Mixed Use	M-1 (Light Industrial District)
East	Vacant – Undeveloped	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 20,776 square feet in area on a 1.48-acre lot. The building is proposed to be used for warehouse and office space. The building will be 30-feet in height. No monument signs or trash enclosures are proposed.

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

Two access points are provide to the site. One access will be from NW 17th Street on the west side and one access from NW Gettysburg Lane on the south side.

A total of 21 parking spaces are required for this project. The total amount of parking proposed is 24, including one accessible parking 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. There is an existing 10-foot trail along the east side of NW 17th Street.

UTILITIES

Utilities were extended to the lot as part of the improvements for James Pointe Plat I. Stormwater will be managed on the north side of the site and will outlet into a regional basin to the north. The regional basin is owned and maintained by the property owner to the north.

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 33.11%. 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 existing townhome development.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed predominantly of precast concrete panels and glazing.

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 James Pointe Plat I, Lot 27 subject to remaining staff comments.