



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Brockman Chiropractic Office –
Preliminary Plat/ Final Plat/ Site Plan

DATE: September 8, 2009

GENERAL INFORMATION:

Applicant: Ashworth, LLC

Requested Action Preliminary Plat/ Final Plat/ Site Plan Approval

Location and Size: Property is generally west of 4th Street and north of Laurel Street containing approximately 0.565 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Permitted Non-conforming Residential/ Undeveloped	Downtown	C-1A
North	Auto Image/ Permitted Non-conforming Residential	Downtown	C-1
South	Vacant – Undeveloped	Downtown	C-1A
East	State Farm Insurance	Downtown	C-1
West	Residential	Downtown	R-3

BACKGROUND:

The subject property, currently recognized as 435 Laurel Street, is within the planned expansion area of the Downtown. The property is currently used as a rental property with a permitted non-conforming house existing on the western portion of the property. The applicant is proposing to replat the property to create a 10,000 square foot lot where the

existing house is located, in addition to creating a 14,600 square foot lot to facilitate the construction of a chiropractic clinic.



Aerial of Property and Surrounding Area

PLAT DESCRIPTION:

The proposed plat involves the splitting of a single 0.565 acre lot into two separate lots with one being created for the existing house and the other for the construction of an office building. The proposed lot sizes are 10,000 square feet and 14,593 square feet respectively.

There are no public improvements required as a part of the development of this property. All public right-of-way needed for the updating of Laurel Street was provided when the property was originally platted. A public utility easement will be provided along the southern edge of the property. Two addresses are proposed for Lot 2 of the plat as the building is being constructed to house a future office tenant.

PROJECT DESCRIPTION:

The proposed project entails the development of Lot 2 relating to the construction of a 3,318 square foot building. Approximately 2,014 square feet of the building will be utilized immediately for use as a chiropractic office to be located in the west portion of the building. The remaining 1,304 square feet are proposed at this time to be used for storage and break room for the chiropractic office. The applicant has indicated that he would like to have the ability to facilitate a potential future office tenant in the eastern portion of the building.

The property is within the Arterial Overlay District, as it is approximately 250 feet from Hickman Road, and is subject to the architectural and landscaping requirements.

There are no proposed improvements to Lot 1 of the Brockman 6 Plat.

SITE:

STREETS AND PARKING:

As a part of this project, the applicant has not been asked to make improvements to Laurel Street as staff feels that these improvements would be better suited as a part of larger street project to be constructed at a later date.

Parking is proposed adjacent to Laurel Street with the stalls facing the proposed building. 10 spaces are proposed to be provided as a part of the initial construction which satisfies the parking requirements for a professional office building of 3 stalls per 1,000 square feet. A handicapped parking stall has been provided as a part of the 10 total stalls.

SIDEWALKS:

As a part of this project, the applicant will be installing a 4 foot public sidewalk adjacent to Lot 2 which will connect with the existing sidewalk adjacent to the State Farm property.

EASEMENTS:

A 10 foot public utility easement will be provided on the southern edge of the property as a part of the proposed plat.

UTILITIES:

Storm sewer will be constructed to accommodate the water runoff anticipated from the site improvements. Detention will be provided in the rear of the building to improve the existing drainage of the site and fulfill the subdivision requirements for releasing storm water at an undeveloped rate.

Utility service connections will be made to existing utilities within the Laurel Street right-of-way.

LANDSCAPING:

The applicant is proposing to provide 4 trees and 6 shrubs along the southern edge of the site to meet the requirements of the Site Plan Ordinance.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of glass and 3 different profiles and colors of a CMU product. The proposed materials are consistent with the requirements of the C-IA district. Material samples will be available at the meeting for your reference.

MISCELLANEOUS:

Exterior lighting of the building is proposed to be provided in the form of recessed fixtures under the roof overhang along the south elevation of the building only. The anticipated light radii are indicated on the site plan. A manufacturer's cut sheet of the proposed fixture has been provided for your review.

The applicant is proposing to construct a 6 foot tall fence in the rear of the property surrounding the detention pond. A detail of the fence has been provided on the site plan.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the Preliminary Plat, Final Plat, and Site Plan and would recommend approval subject to remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner