



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Mulch Mart – Site Plan

DATE: April 13, 2010

GENERAL INFORMATION:

Applicant: Mulch Mart

Requested Action: Site Plan Approval

Location and Size: Property is generally located north of Hickman Road (HWY 6) and east of N. 10th Street, containing approximately 3.13 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Former Majona Property	Employment	M-1A
North	Vendnet	Employment	M-1A
South	Existing Mulch Mart All State Gutter	Downtown	M-1A / C-1
East	IDOT Right-of-Way Shottenkirk	Employment	C-1
West	Vacant – Undeveloped Dallas County Trail Head	Employment	A-1

BACKGROUND:

The property, identified as 125 N. 10th Street, was formerly owned and operated by the Majona Steele Corporation until they moved their operations from Waukeee to Osceola in 2008. Mulch Mart currently leases space at 600 Highway 6 for their business. Mulch Mart is in the process of purchasing the former Majona property from C & J Equipment, Inc. pending successful approvals from the City on the proposed site redevelopment. The existing building would be slightly reconfigured internally to meet current building codes and to provide for a small retail space.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The project involves the redevelopment of the 125 N. 10th Street property to accommodate the operations of Mulch Mart. Primary site improvements include: the widening of the entrance approach, addition of a vehicular scale, and paving of space east of the building for material storage.

ACCESS AND PARKING:

Access to the site will be provided from N. 10th Street. As noted previously, the approach into the site will be widened as a part of this project to facilitate a better flow of traffic into and out of the property.

A total of 32 parking spaces, including 2 handicap accessible stalls, have been provided as required by Ordinance for the retail and warehousing space proposed in the building. As a part of this project, the applicant will be striping the lot to define the spaces.

UTILITIES:

Water for the site will be provided off of the existing water main that runs along the southwestern property boundary. As a part of the redevelopment of the site, the applicant will be removing the existing septic system

and connecting to the public sanitary sewer main that had been stubbed out from the Vendnet property to the north.

As noted on the site plan, a berm will be created in the northeast corner of the property to provide for some detention of storm water. During a significant storm event the overflow will sheet flow across the undeveloped portion of the Shottenkirk property before it is picked up by the intakes in the Shottenkirk parking lot. When the remaining portion of the Shottenkirk property is developed, a storm sewer connection will be brought over to this property to provide a direct connection to the storm sewer system. The majority of detention for this property was accounted for during the redevelopment of the Shottenkirk site.

LANDSCAPING:

The Arterial Overlay District standards for landscaping require the applicant to provide 28 trees and 41 shrubs based upon the required amount of open space. The applicant is proposing to provide 27 trees and 41 shrubs as there is an existing tree on site that will not be removed as a part of the site redevelopment.

ELEVATIONS:

An elevation has been provided for your review indicating the minor change being made to the west elevation. The only changes to the façade of the building include the addition of storefront doors and windows to the west elevation. No additional changes to the exterior of the building will take place at this time.

MISCELLANEOUS:

A commercial weight scale will be constructed in the northwest portion of the site for patrons purchasing large volumes of landscaping material.

Material storage bins are proposed on the eastern portion of the site similar to the current bins used by Mulch Mart. An image has been provided in your review materials showing how the walls will look.

The applicant will also be constructing landscaping features on the site as noted on the plans as “Paver Display” areas. An image showing the intent of the display area has been provided for your reference as well.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the site plan for Mulch Mart subject to remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner