



STAFF REPORT

TO: Planning and Zoning Commission
RE: Syrvet Addition

PREPARED BY: Ben Landhauser
DATE: April 26, 2011

GENERAL INFORMATION:

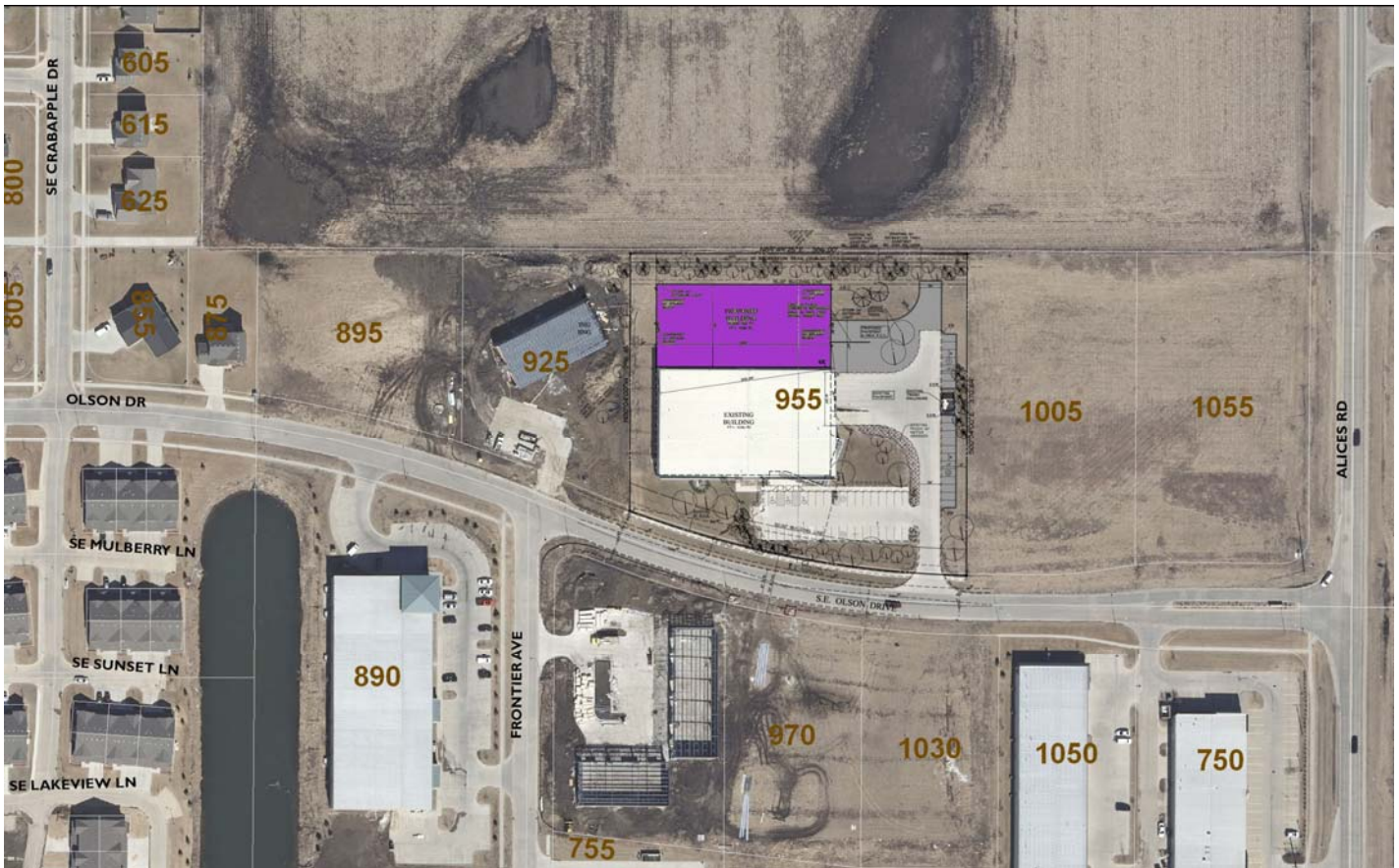
Applicant: Waukeee Real Estate Associates, LLC [Syrvet]
Requested Action: Site Plan Approval
Location and Size: Property generally located along the north side of SE Olson Drive at 955 SE Olson Drive just west of SE Alice's Road containing approximately 3.056 acres more or less.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|---|--------------------|-----------------|
| Property in Question | Syrvet | Community Village | PD M-1 |
| North | Vacant – Undeveloped | Community Village | PD C-1A/ PD C-1 |
| South | AutoPlex / Vacant – Westgate Business Park Lots 16 & 17 | Community Village | PD M-1 |
| East | Vacant – Westgate Business Park Lots 12 & 13 | Community Village | PD M-1 |
| West | Systems Management & Balancing | Community Village | PD M-1 |

BACKGROUND:

The subject property is a part of the Westgate Business Park Planned Development. The existing 25,154 square foot building was constructed in 2005/2006. As a part of the original site plan for the property, Syrvet had identified a potential addition to the north of the building. The applicant is proposing a 19,000 square foot warehousing addition to the building to increase their operations and capacity.



Aerial Photo of Property and Surrounding Area

PROJECT DESCRIPTION:

The project involves the construction of a 19,000 square foot warehousing addition. In addition, the applicant will be expanding the parking area to accommodate additional loading areas as well as constructing 19 new parking stalls to satisfy the parking requirements associated with the additional building area.

SITE:

The property exists currently with the 25,154 square foot building flanked on the south by a 36 stall parking lot and 3 loading areas on the east. A future planned trail is indicated on the site plan consistent with the City's Major Streets Plan. It is anticipated that construction of the trail will be between the north 30 feet of this property and the adjacent 30 feet of property to the north of this site. The timeframe for installation of the trail is unknown at this time but will be coordinated with all property owners bordering the north boundary of the Westgate Business Park in the future.

PARKING:

As previously noted, the applicant is proposing to add 19 parking stalls the existing 36 stall parking area to meet the requirement of 55 total parking stalls for the property.

UTILITIES:

All major utilities necessary to the operations of the facility had been provided as a part of the original construction of the building. As a part of site improvements the applicant will be extending the slotted drain through the new loading area which will tie into the existing drain as indicated on the site plan.

LANDSCAPING:

All required landscaping had been provided as a part of the original site development. 2 trees will be removed and replaced as a part of the new addition due to the location of the proposed loading area expansion.

ELEVATIONS:

Elevations have been provided for your review. The elevations proposed are intended to match the existing metal panel construction visible from from the east, west and north of the current building. The original elevations of the existing portion of the building have been attached for your reference.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser
City Planner