

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Crescent Ridge Mini Storage

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: May 18, 2018

MEETING DATE: May 22, 2018

GENERAL INFORMATION

Applicant / Owner:

MII-Crescent Ridge, LLC

Engineer:

Monte Appelgate, PLA, Snyder & Associates

Request:

The applicant is requesting approval of a site plan for a self-storage development.

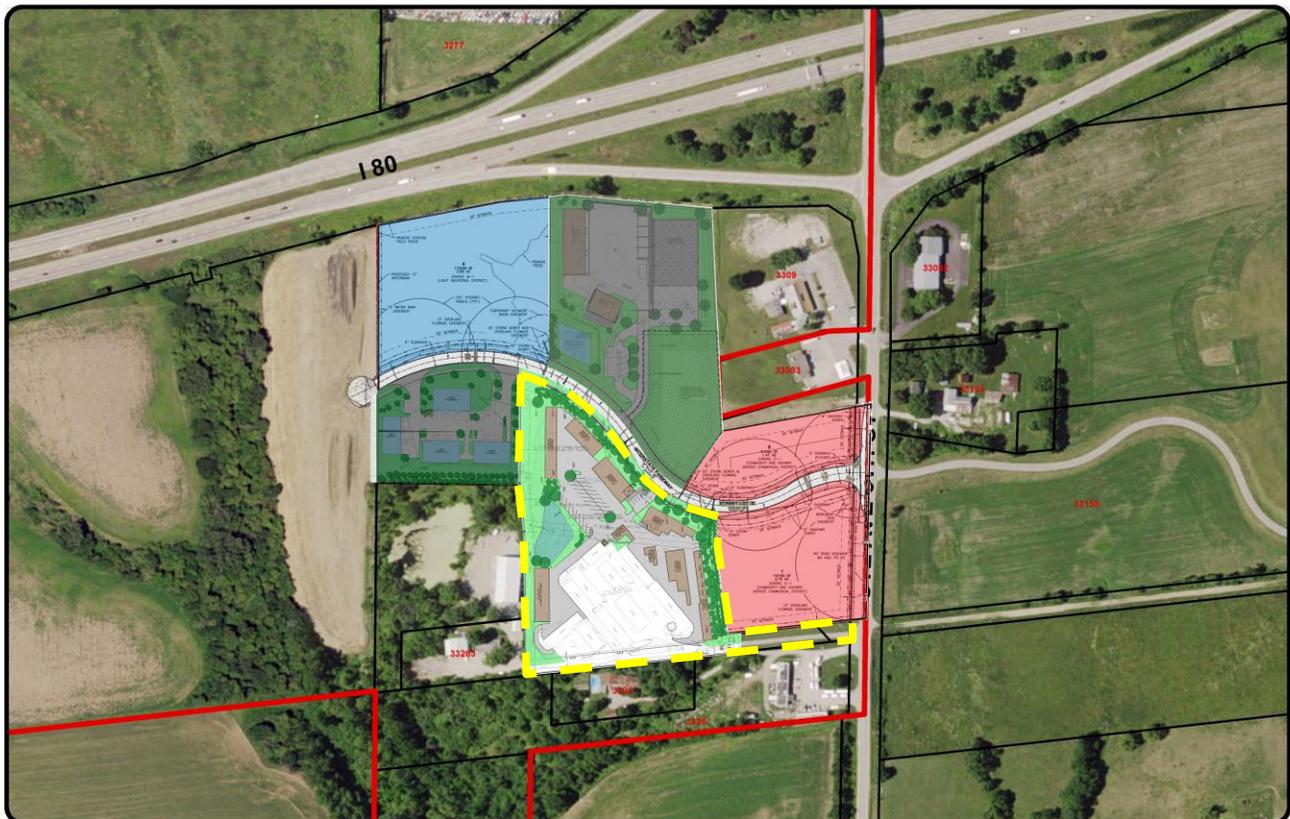
Location and Size:

Property is generally located west of Ute Ave, south of Interstate Parkway, containing approximately 7.24 acres.

Property Address:

600 Interstate Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **YELLOW**) in relation to the surrounding area. (The portion of the subject site shown in white is existing)

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Existing Self Storage	Business Campus	M-1 (Light Industrial District)
North	Undeveloped (Future RJ Lawn Service Site)	Business Campus	M-1 (Light Industrial District)
South	Prairie Grass Apartments	Neighborhood Residential	R-3 (Multi-Family Residential District)
East	MidAmerican Energy Substation / OneNeck Data Center	Neighborhood Residential	C-1 (Community & High Way Service Commercial District) & C-4 (Office Park Commercial District)
West	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)

HISTORY

The subject property was annexed into the City of Waukee in 2017 and was recently rezoned at the beginning of 2018. A mini storage business currently operates on the south portion of the site and was developed when the property was under the zoning jurisdiction of Dallas County. The applicant has purchased the property with the intent to continue the existing use and expand the use to the adjoining lot to the north within I-80 West Industrial Park, addressed 600 Interstate Parkway.

PROJECT DESCRIPTION

The project involves the construction of nine (9) self-storage buildings. The overall site already includes a total of nine (9) existing self-storage buildings. The overall site will be made up of a total of 18 self-storage buildings with the approval of this site plan. The developer intends to leave the majority of the existing space that is currently in use in the same state as it stands today, with some exceptions to the access point on the south side of the property.

The majority of the proposed self-storage buildings range in size between 4,000 and 6,000 square feet, with two smaller buildings that are proposed to be around 1,000 square feet in area. The site includes an outdoor storage area located between Buildings A, B and C, which will be screened from all property lines with an opaque, 8'-tall, cedar fence.

ACCESS AND PARKING

One new driveway is proposed to provide access to this site off of Interstate Parkway. Three existing accesses will remain along the south side of the property, off of the gravel road, with improvements being made to the existing driveway located at the southeast corner. The Fire Department has reviewed circulation through this site and has no concerns.

The parking ordinance requires 1 parking space per 20,000 square feet gross floor area for storage and 3 spaces per 1000 square feet of office area. The total amount required per the Ordinance is 5 parking spaces. The site plan identifies a total of 5 parking spaces to be provided on the east side of Building A.

SIDEWALKS/TRAILS

A 5 foot wide sidewalk will be constructed along Interstate Parkway as part of the site improvements.

UTILITIES

All utilities have been extended to the site with the infrastructure improvements associated with I-80 West Industrial Park Plat I. Storm water detention will be accommodated through detention ponds located on the site.

LANDSCAPING & OPEN SPACE

The site plan identifies landscaped areas along the north and east property lines. The east property line includes a 40' landscape buffer with 25' of the easement being located on the subject property and 15' of the landscape buffer easement located on the adjacent property to the east. Several plantings are proposed around the detention basin. Existing plantings on the existing storage site are to remain. A minimum of 15% open space is required and the plan set identifies approximately 35% open space.

ELEVATIONS

Colored elevations of the proposed storage buildings have been provided for review. Proposed materials include concrete masonry units and metal paneling.

Material samples will be available at the Planning and Zoning Commission meeting.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Crescent Ridge Mini Storage subject to remaining staff comments.