

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Gilcrest Jewett – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** July 5, 2018

**MEETING DATE:** July 10, 2018

### GENERAL INFORMATION

**Applicant / Owner:**

Gilcrest Jewett Lumber Company

**Engineer:**

Michael Wahlert, Bishop Engineering Company, Inc.

**Request:**

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

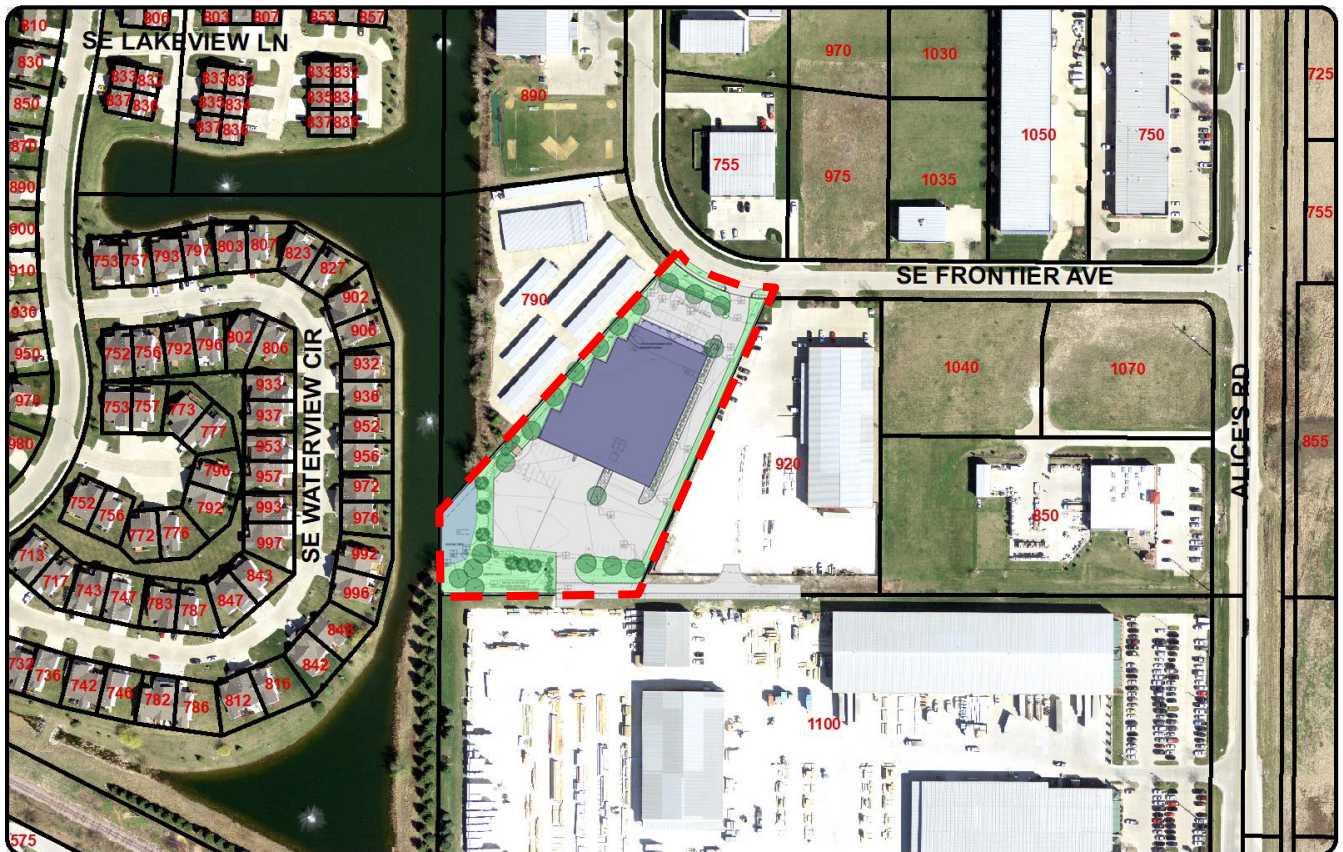
**Location and Size:**

Property is located south of SE Frontier Avenue and west of SE Alice's Road, containing approximately 3.23 acres.

**Property Address:**

800 SE Frontier Avenue

### 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	Community Village	M-1A / PD (Limited Industrial District / Planned Development)
North	Multi-Tenant Commercial	Community Village	M-1 / PD (Light Industrial District / Planned Development)
South	Gilcrest Jewett (Industrial Warehouse Building)	Community Village	M-1A (Limited Industrial District)
East	Plumb Supply (Industrial Warehouse Building)	Community Village	M-1A / PD (Limited Industrial District / Planned Development)
West	Townhouse Residential	Community Village	R-4 (Row Dwelling and Townhome District)

## PROJECT DESCRIPTION

The project involves the construction of a warehouse/office building that is proposed to be approximately 39,910 square feet in area. The site plan identifies an office space on the north end of the building which is approximately 3,810 square feet in area, the remaining 36,100 square feet of the building is warehouse.

The site plan also identifies approximately 11,500 square feet of outdoor storage area located on the southwest corner of the site. This storage area will be screened with an opaque vinyl fence.

## ACCESS AND PARKING

Two accesses are provided to the site. One access will be provided off of SE Frontier Avenue on the north and the other access will be provided off of the private drive on the south. The south access will include a gate with a Knox switch for emergency vehicle access.

A total of 59 parking spaces are required for this facility, 36 spaces for warehouse and 23 spaces for office. The total amount of parking proposed is 59 spaces, including 3 accessible spaces on the north end of the site. The proposed site plan meets the parking requirements of the ordinance.

## SIDEWALKS/TRAILS

A 5 foot wide sidewalk will be constructed along the public street on the north side of the site, connecting to existing sidewalks to both the east and the west.

## UTILITIES

This site will be serviced with all public utilities. Storm water detention will be provided through the existing detention pond located on the southwest side of the site.

## 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 33.5%. This site includes a landscape buffer on the west side of the property in order to provide screening for the townhome residential to the west. This site will also maintain existing trees and shrubs

surrounding the existing detention pond at the southwest corner of the property. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS**

The building is proposed to be 28 feet in height measured at the tallest peak of the building. It includes a single story, with a mezzanine area located above the office space on the north side of the building. The mezzanine area is intended for storage. The elevations of the building are proposed to be constructed of brick veneer, CMU split-face block, EIFS, metal panels, and metal roof.

The trash enclosure, located just south of the building, will also be constructed of the same CMU split-face block to match the building. The gate for the trash enclosure is proposed to be constructed of metal.

**MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

**STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Gilcrest Jewett subject to remaining staff comments.