



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 20, 2019*

---

**Agenda Item:** DZ Investments 4707 SE Rio Court Site Plan

**Report Date:** August 14, 2019 *ETC*

**Prepared by:** Deb Gervais  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the DZ Investments site plan at 4707 SE Rio Court.

**Project Summary:**

The developer is proposing to construct an approximately 34,500 square foot building on 2.947 acres to be used for warehousing and office space. The location of this site is west of SE Delaware Avenue and north of SE 54th Street on SE Rio Court. The site plan shows construction of a one-story building, parking and drive aisle paving, and other related site improvements. The site has easement access to an existing private drive, which connects to SE Rio Court.

The subject site is zoned M-1, Light Industrial District. The use of space is anticipated to be 33,500 square foot warehouse to 1,000 square foot office. According to this distribution of use, 15 parking stalls are required, however 50 have been provided.

The proposed site complies with landscaping regulations. Existing trees on the south and east side of the site will remain. Stormwater will flow north off the site to a swale flowing west into Carney Marsh.

**Site Plan Worksheet**  
**DZ Investments Site Plan - 4707 SE Rio Court**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

**A. Site Development**

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The 34,500 square foot building will face west on the eastern portion of the 2.947 acre site. The proposed site is compatible with and complimentary to buildings and sites in the neighboring area.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site plan shows 50 parking spaces being constructed, exceeding the required 15 stalls. There are no public sidewalks in this area, but the site plan does provide for safe pedestrian movement from parking areas to the building.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

Access to the site is planned from SE Rio Court via an existing shared access along the south side of the site, currently serving an existing development east of the site. A traffic memo was reviewed stating that opening year and design year daily trip generation for the site is estimated to be less than 1,000 trips, and peak hour trip generation is estimated to be less than 100 trips. The site improvements will not unduly increase congestion or decrease safety.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Adequate landscaping is provided which will help diminish the impact of the parking area.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The building and service areas, including loading docks, are proposed with a setback approximately 305-feet from the public right of way. Open space landscaping will help screen these elements from public view. A trash enclosure is not proposed at this time as trash is currently proposed to be stored in the building. The applicant has been notified that a single, 96-gallon container is allowed per tenant, but anything larger will trigger the requirement for the exterior trash enclosure shown.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Stormwater detention is not provided on this site because it is following the original drainage study for the plat, which was completed in 2001. The study assumed a developed conditions of 80% hard surface for this site and for detention to be provided in Carney Marsh. The stormwater flows north off the site to a swale flowing west and ending up in Carney Marsh.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

Utility connections currently exist to the site and have been designed as to not overload existing public utility lines.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site meets open space requirements.



- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping conforms to the open space, parking lot shading and screening requirements. Some existing trees are being protected and are included in the landscaping count.

## **B. Building Design**

The building proposed is a metal building with 36" height of CMU wainscoting on the north/south and west elevations, with exception of the truck dock and 24" height of CMU wainscoting on the east elevation.

## **C. Signs**

The location for a monument sign is shown on the southwest corner of the site.

## **D. Factors for Evaluation**

**The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:**

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The rear of the building is 25-feet from the adjacent property line and approximately 100-feet from neighboring buildings on the Halbrook site to the east.

- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The layout utilizes the land well in terms of building, parking, drive-ways, and open spaces.

- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed character of the building including scale, style, color and type of material relates well to other buildings in the neighborhood.

- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on these utility systems can be accommodated adequately.