F3a

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

Purpose: 1. Site Plan approval for Design Guidelines
2. Sidewalk Deferral request

Date: 11/29/2016

To: Hiawatha City Council

Plan Name: Blue Lagoon Storage

Address: 620 Robins Road

Zone: C-4

Number of Lots: 1

Reviewed by: Patrick Parsley, Community Development Director

Description: Construct two buildings in front of self storage units. Buildings to contain temperature controlled storage and flex space. This property is in the Design Guideline overlay for Robins Road. This controls landscaping and building materials visible from the street. There are changes to the original proposal therefore a new site plan review is required.

Report: The site plan has been reviewed by staff. The elements of a parking berm and landscaping along with building elevations comply with the Design Guidelines.
The site plan has been reviewed for all applicable code items and the following issues have yet to be addressed:

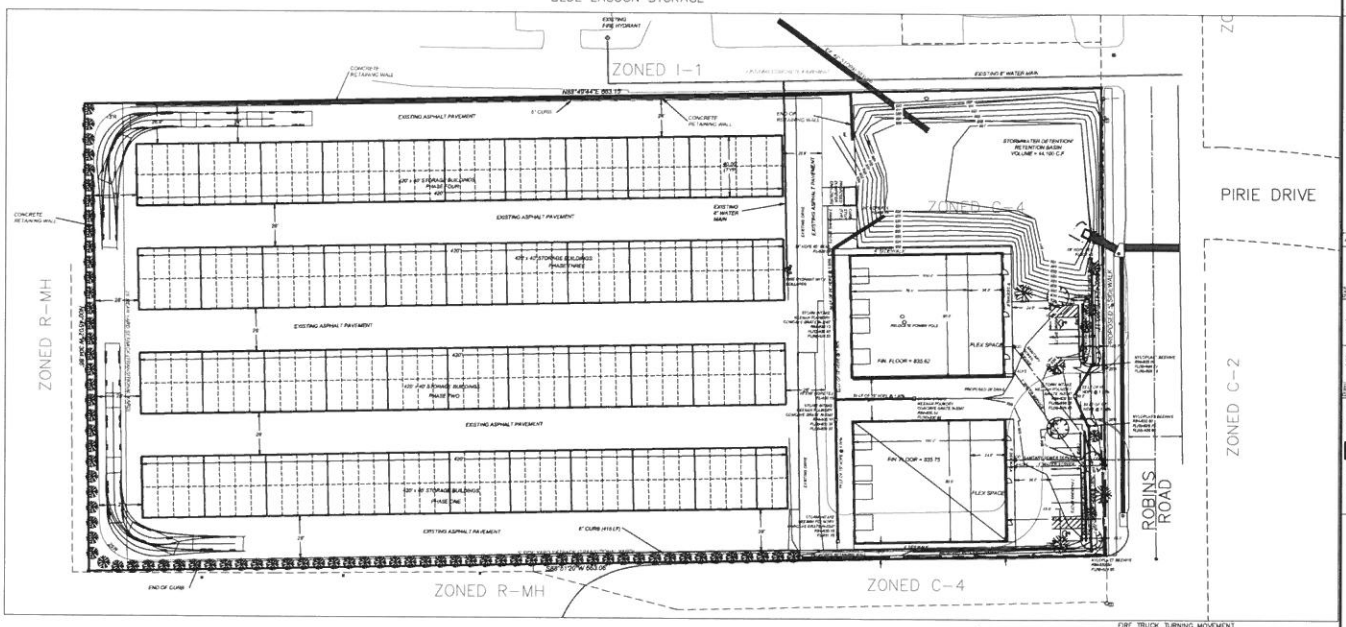
1. This review does not include exterior lighting. However exterior lighting plan submittal requirements are included on the plans.
2. A single connection to the water main for two buildings has been noted by the water department as long as the water line serves one parcel and the maintenance of the line to the main is the responsibility of the parcel owner.
3. A complying public sidewalk is detailed on the plans. Application for a deferral has been submitted. There are no adjoining sidewalks in either direction from this property so there is nothing to connect with the proposed new sidewalk .
4. The detention basin required for this development has not been certified within the last three years. Re-certification of the detention basin is noted on the plans.

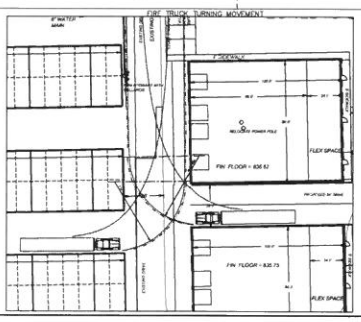
Recommendations:

1. Staff and Planning and Zoning Commission support the approval of this site plan as it relates to the design guidelines only.

2. Staff recommends approval of the request for sidewalk deferral.

SITE PLAN
BLUE LAGOON STORAGE





NOTES
1. RED LINE PARKING SPACES ARE 9'X19'
2. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF
3. ALL CURB IS 6" CONCRETE CURB UNLESS NOTED
4. LANDSCAPING AND SCREENING WILL BE PROVIDED PER SUBSECTION 70.703 A
5. ALL LIGHT FIXTURES WILL SHIED DIRECT LIGHT FROM PUBLIC RIGHT-OF-WAY AND NEIGHBORING PROPERTIES. OWNER WILL PROVIDE LIGHTING PLAN WITH FULL CUT OFF
6. THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD WAY OR FLOOD ZONE
7. SITE PLAN IS DESIGNED TO USE PUBLIC WATER AND SANITARY SEWER SERVICES
8. SITE PLAN IS DESIGN TO COMPLY WITH ALL APPLICABLE ORDINANCES AND CODES
9. PROPOSED 6' SIDEWALK IN RIGHT-OF-WAY WILL GO THROUGH CONDEMNATION PROCESS
10. THE DRIVEWAY WILL BE RUNNED AND REPLACED TO ACCOMMODATE A FUTURE SIDEWALK ALONG ROBINS ROAD AT THE TIME THE PROPOSED 6' SIDEWALK IS CONSTRUCTED
11. THE DETENTION POND WILL BE CLEANED OUT AND GRADED TO MEET THE 44,100 CUBIC FEET OF STORAGE REQUIRED FOR THE PROPOSED HARD SURFACING
12. ALL PROPOSED BUILDINGS IS P.R.C. WITH A 1' SINGLE LAP SIDEWALK

USE: INDUSTRIAL MINI STORAGE UNITS AND WAREHOUSE WHOLESALE AND DISTRIBUTION

REQUIRED: THE MOST 30 FLEX SPACE AND 20 SALES ON PADDLE BOTTOM, DEPENDING ON HOW MANY IN FLEX SPACE AND HOW MANY SQ. FT. OF SUNRISE CONTROLLED STORAGE

LOT AREA: 2.2 (TWO AND ONE HALF) ACRES

ADDRESS: 1 (ONE) ROBINS ROAD, HAMILTON, OHIO

EXISTING ZONING: GENERAL RESIDENTIAL VERIFICATION

TOTAL SQ. FEET OF STRUCTURES:
EXISTING: 7,500 SQ. FEET + 20.0%
PROPOSED: 30,000 FEET + 41.0%

TOTAL HARD SURFACE AREA:
EXISTING: 44,000 FEET + 20.0%
PROPOSED: 1,00,000 FEET - 46%

OPEN AREA:
EXISTING: 87,000 FEET + 20.0%
PROPOSED: 1,00,000 FEET + 46%

PARKING:
REQUIRED (WAREHOUSE): 10 (PARKING)

TOTAL REQUIRED:
WAREHOUSE = 10 (EMPLOYEE PARKING SPACES)
TOTAL = 10 (PARKING)
TOTAL PROVIDED = 14 (PARKING SPACES, AREA WIDE)

HANDICAP PARKING:
REQUIRED = 0 (1 SPACE)
PROVIDED = 2 (PARKING)

HARD REQUIREMENTS:
FRONT YARD: NONE
ALTERNATE DEPTH: NONE
REAR YARD: NONE
TRANSITIONAL YARDS: REQUIRED = 10 FEET
SIDE = 5 FEET

TREES REQUIRED:
(INCLUDING TREES, SHRUBS, PLANTS, GRASS)
(1 PER 40 FT + 1 PER 30 SQ. FEET REMAINING TREES, TRANSITIONAL
(7,325.53 FT + 40 = 183.31 TREES AND 47 = 30 TREES

0 15 30 60
SCALE : 1" = 30'

N

LEGAL DESCRIPTION
SUBJECT TO 1 FOOT EAST, EAST 60 FEET OF THE SIDE NE & SOUTHEAST SECTION 24

CHARTERED OWNER
SUNRISE INC.
JIM PLANTE REALTY SQUARE AS
CEDAR PARKS, 10 MIA DAKO
PIAZZA DRIVE

SURVEYOR
PARK ENGINEERING INC.
1800 PLANTS STATE
HAMILTON, OHIO 45011
(513) 896-0000

ENGINEER
DOUGLAS BRAIN
BRAIN ENGINEERING INC
1800 PLANTS STATE
HAMILTON, OHIO 45011
(513) 896-0000
CHAMBER OF COMMERCE
DEVELOPMENT SITE

DOUGLAS F. BRAIN 20261 STATE OF OHIO

Douglas F. Brain 11-21-16
Douglas F. Brain, P.E.
Mr. Jamie Rehack (Date: 11-21-October 17, 2016)
Lincoln Heritage (TOK)
Project Name: (Version 2 or Ver. 2)

DRAWN: DFB
DATE: 10/27/16
SCALE: 1" = 30'
SHEET 1 OF 2
PROJECT NO. 2750-16-10

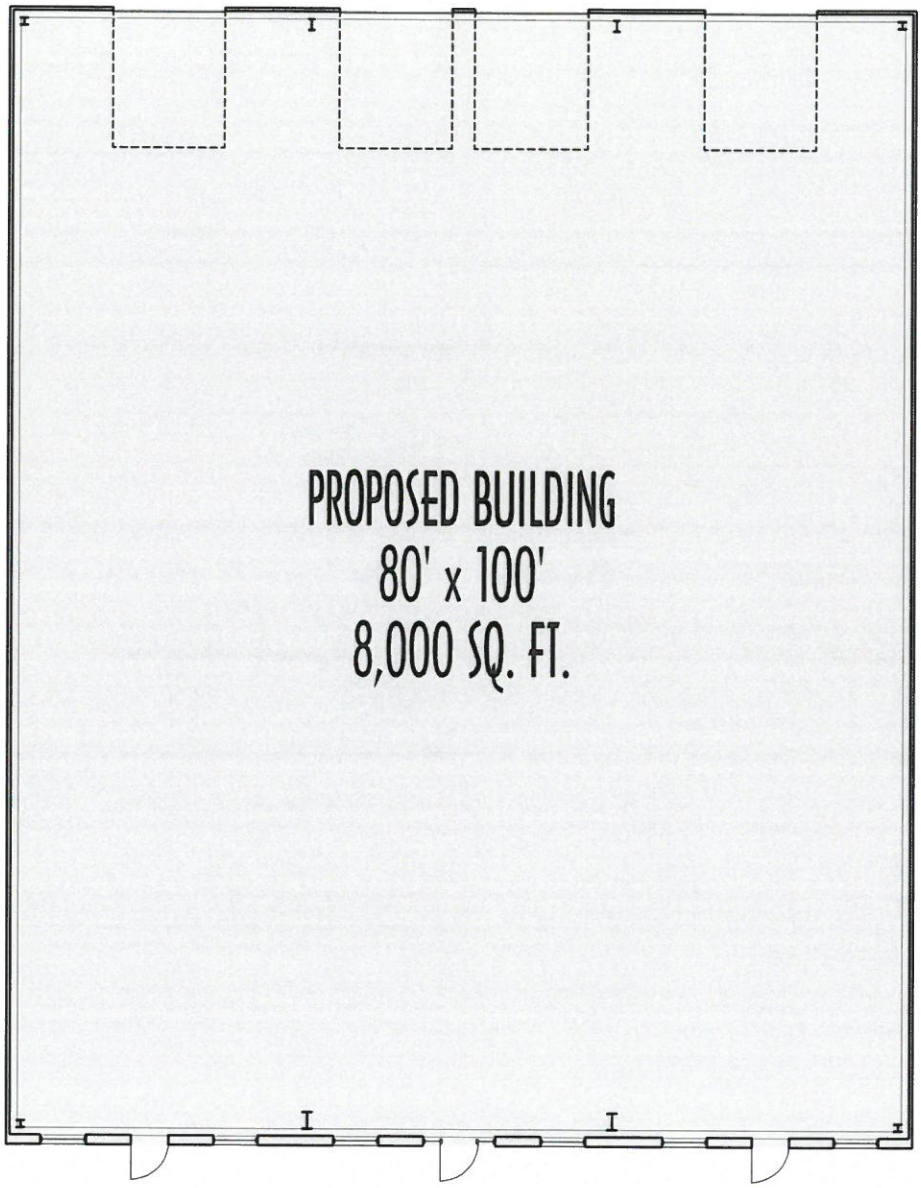
BRAIN ENGINEERING, INC.

SITE PLAN
BLUE LAGOON STORAGE

Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA

11.4.16



FLOOR PLAN

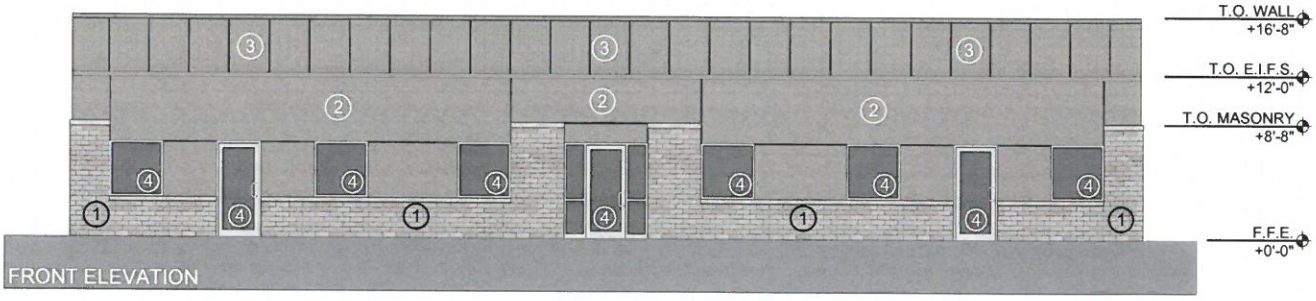
Scale: 3/32" = 1'-0"

LEVI ARCHITECTURE

Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA

11.4.16



1. UTILITY BRICK W/ MASONRY BANDS - 23% AREA
2. E.I.F.S - COLOR A - 37% AREA
3. TEXTURE COAT FOAM CORE METAL PANELS - COLOR A - 27% AREA
4. DOORS/WINDOWS - CLEAR ANODIZED ALUMINUM - 13% AREA

LEVI ARCHITECTURE

Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA

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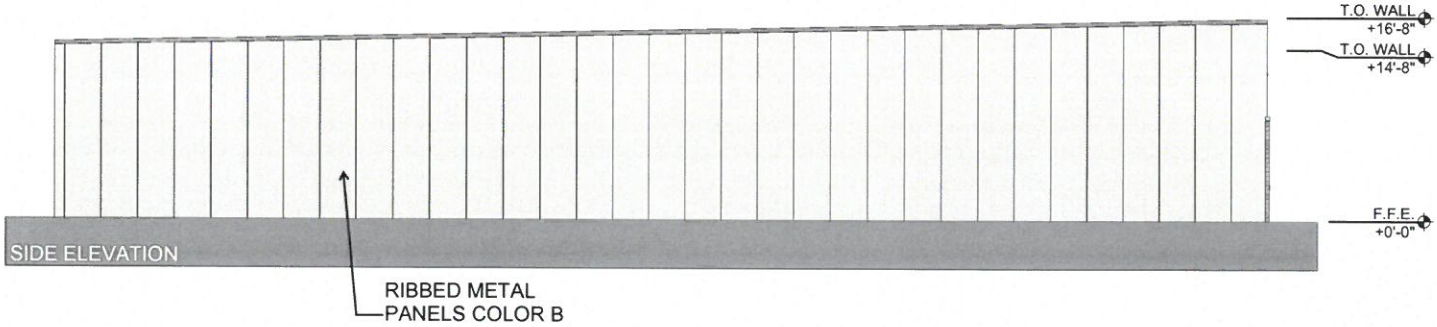

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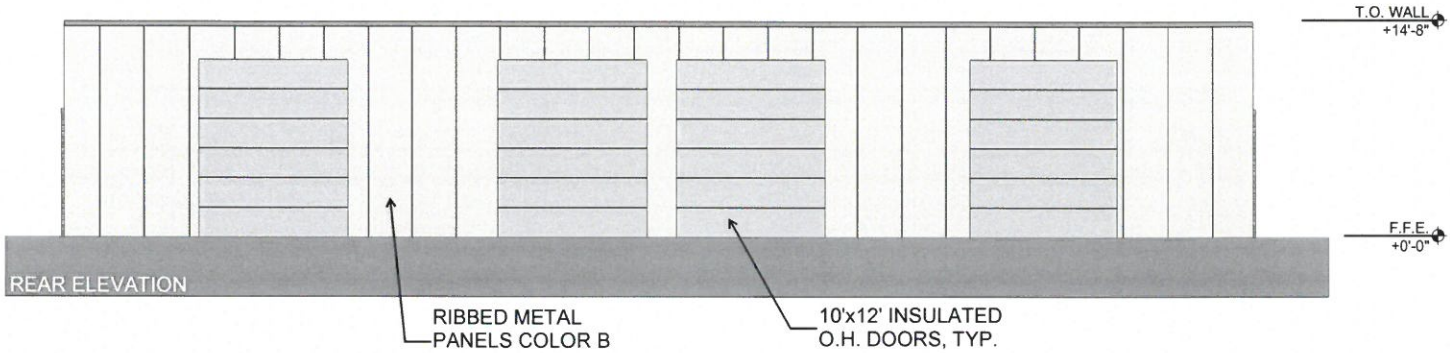

LEVI ARCHITECTURE

RESOLUTION NO. 16-013
Planning & Zoning Commission

RESOLUTION APPROVING THE DESIGN GUIDELINES
620 ROBINS RD.
HIAWATHA, IOWA

CONSIDER RESOLUTION FOR RECOMMENDATION TO CITY COUNCIL TO APPROVE THE DESIGN GUIDELINES SUBMITTED BY BRAIN ENGINEERING FOR BLUE LAGOON STORAGE LOCATED AT 620 ROBINS RD., HIAWATHA, IOWA.

AYES: TOM WILLE, GILBERT LAWRENCE, MARK POWERS, KENNY JONES, RETA SAYLOR AND MARK ROSS.
NAYS: NONE
ABSENT: DARRYL CHENEY

PASSED AND APPROVED THIS 28TH DAY OF NOVEMBER, 2016.

_____
Gilbert Lawrence, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

DRAFT

RESOLUTION NO. 16-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT LOCATED AT 620 ROBINS ROAD AS SUBMITTED BY BLUE LAGOON STORAGE

WHEREAS, the City of Hiawatha adopted the Hiawatha Design Guidelines final draft dated September 27, 2010, as a manual for future development and redevelopment standards for the following areas: I-380 Corridor, North Center Point Road, Town Center, Boyson Road, Tower Terrace Road, and Edgewood Road Extension, and

WHEREAS, Blue Lagoon Storage submitted plans for the construction of two (2) buildings in front of existing self storage units containing temperature controlled storage and flex space on the property at 620 Robins Road in an applicable area identified in the Hiawatha Design Guidelines, and

WHEREAS, in order to ensure continuity in long range planning and development in applicable areas within the City of Hiawatha, the site plan including building materials, parking berm, landscaping and building elevations, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on November 28, 2016, and

WHEREAS, City Council deems the site plan for construction of two (2) buildings in front of existing self storage units containing temperature controlled storage and flex space located at 620 Robins Road to be in accordance with the development and redevelopment standards outlined in the Hiawatha Design Guidelines, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, approving the proposed building design, parking berm, landscaping and building elevations for two (2) new commercial buildings containing temperature controlled storage and flex space on the property located at 620 Robins Road to the Hiawatha Design Guidelines, as submitted by Blue Lagoon Storage.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 7th day of December, 2016.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk