

JAF Reserve Park Trace

Major Site Plan Application

Project No. P22-254

City Council

March 13, 2023

Bethany Grubbs, Planner III



Request Summary

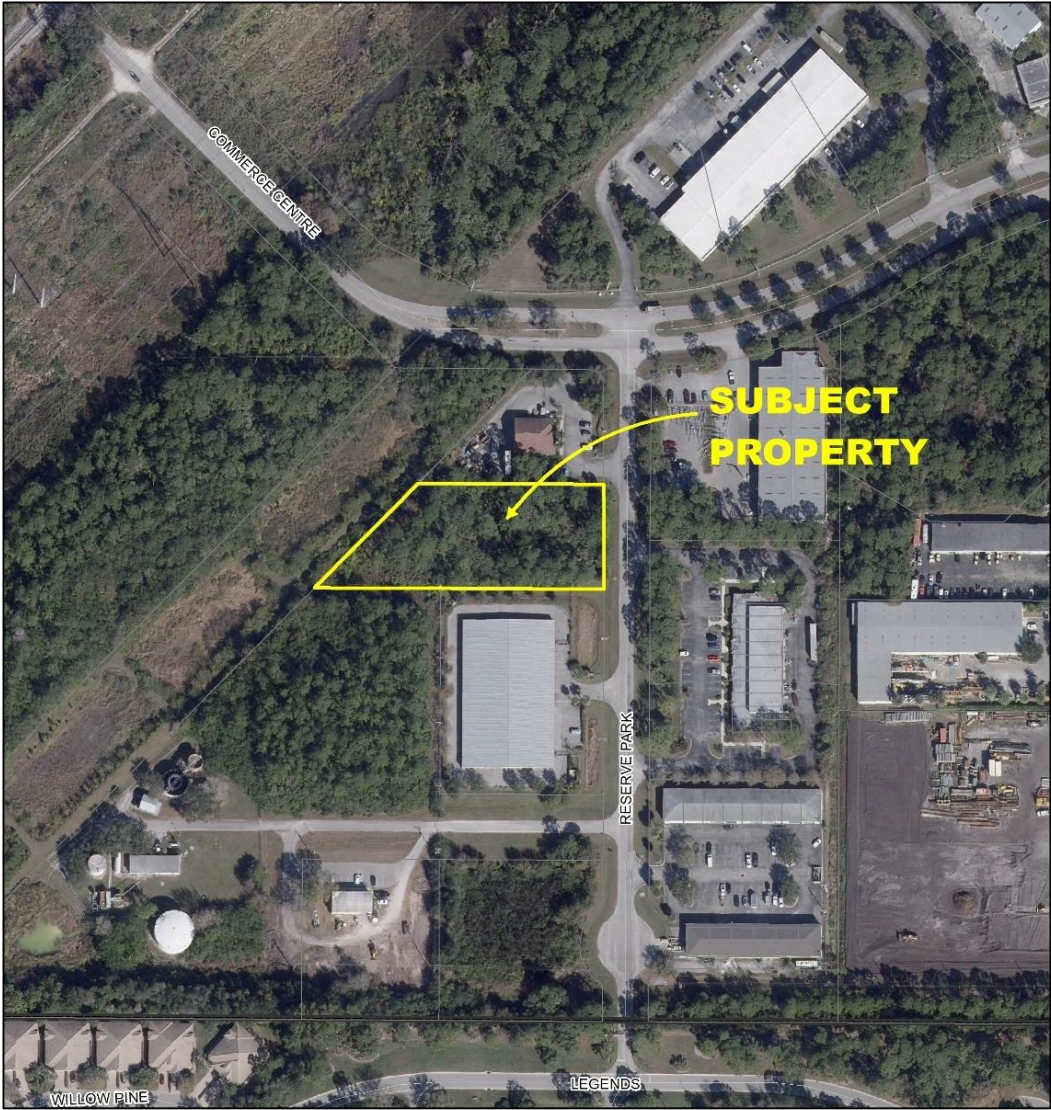
Applicant's Request:	An application for site plan approval for a major site plan to construct a 14,000 square foot warehouse and office building.
Agent:	Abraham Chabab, P.E.
Applicant / Property Owner:	A Great Home, LLC
Location:	NW Reserve Park Trace, south of Commerce Centre Parkway



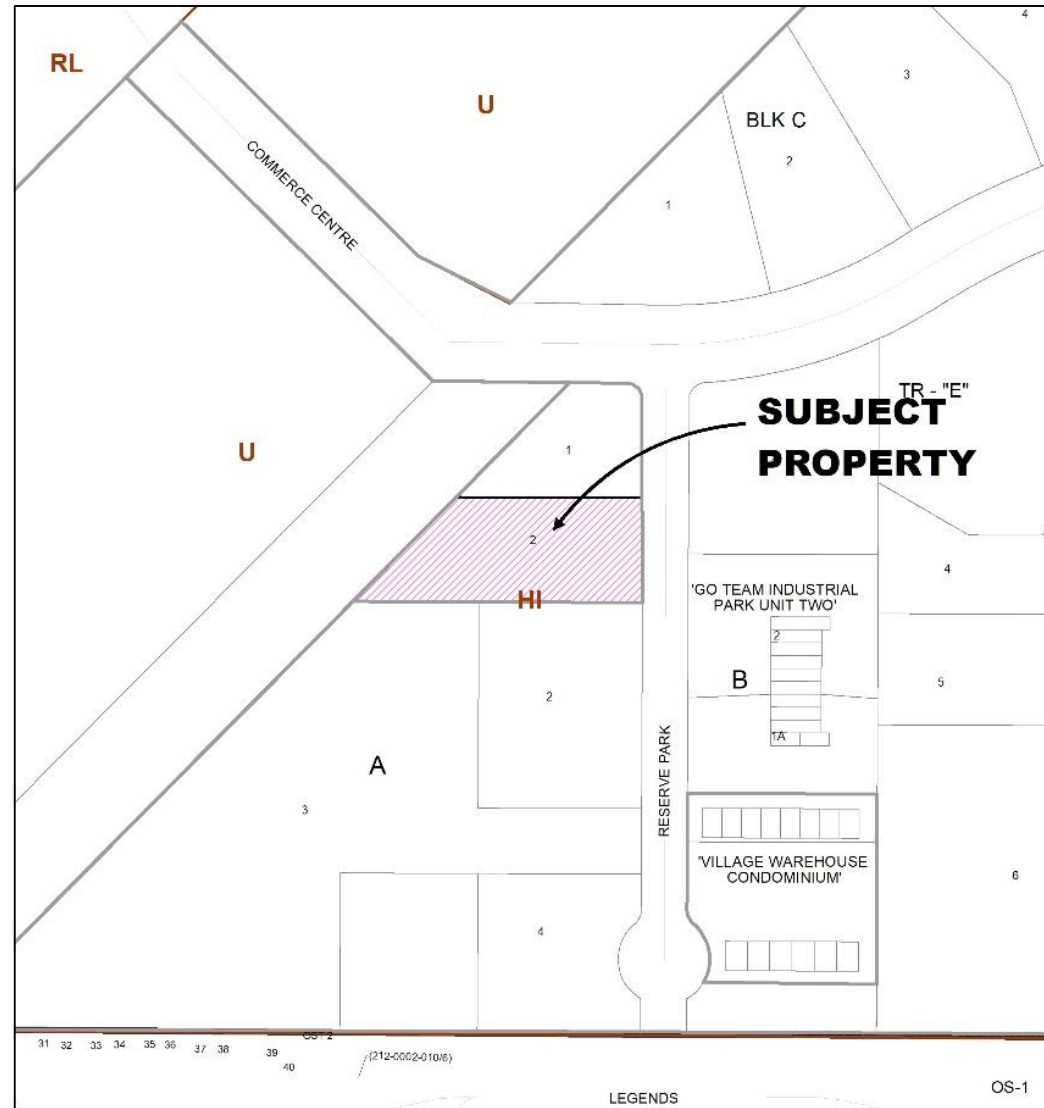
Aerial

Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	HI	IN	Roofing Contractor Office
South	HI	IN	Warehouse
East	HI	IN	Warehouse
West	U	I	Florida Power & Light Right-of-Way



Land Use HI (Heavy Industrial)



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Permitted in the IN zoning district.
DUMPSTER ENCLOSURE	The site plan provides for a 13' by 24' dumpster enclosure to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The development is required to have 31 parking spaces. The development provides 29 spaces and 2 accessible space, for a total of 31 parking spaces.
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed is 20.20 feet.
SETBACKS	The proposed office and maintenance building meets the setback requirements under the Service Commercial zoning district.
BUFFER	The applicant is meeting the required landscape buffer by providing a ten (10) foot perimeter landscape buffer.



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The St. Lucie West Services District is the provider of services or this property.
TRANSPORTATION	Per the ITE Manual, 11th Edition, the development is anticipating a total of 31 AM Peak Hour trips. No significant traffic impact is anticipated by this site on the surrounding roadways.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.



Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 31 AM Peak Hour trips.

No significant traffic impact is expected based on the site plan submitted.

Staff Recommendation

- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.
- The Site Plan Review Committee recommended approval of the site plan at their meeting of September 14, 2022.

