

# Commerce Lakes Warehouse

Major Site Plan Application

Project No. P22-253

City Council

September 25, 2023

Bethany Grubbs, Planner III



# Request Summary

Applicant's Request:	An application for Major Site Plan approval to construct a 30,210-square-foot warehouse and office building.
Agent:	Abraham Chabab, P.E.
Applicant / Property Owner:	A Great Home, LLC
Location:	2011 NW Commerce Lakes Drive

# Aerial

## Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant ( <i>approved bobcat service facility</i> )
South	RS - <i>St. Lucie County</i>	PUD	Single-family residential development ( <i>Pines at the Reserve</i> )
East	OSR	IN	Vacant
West	CS/OSP	CS/OSC	Vacant ( <i>approved RV storage facility</i> )

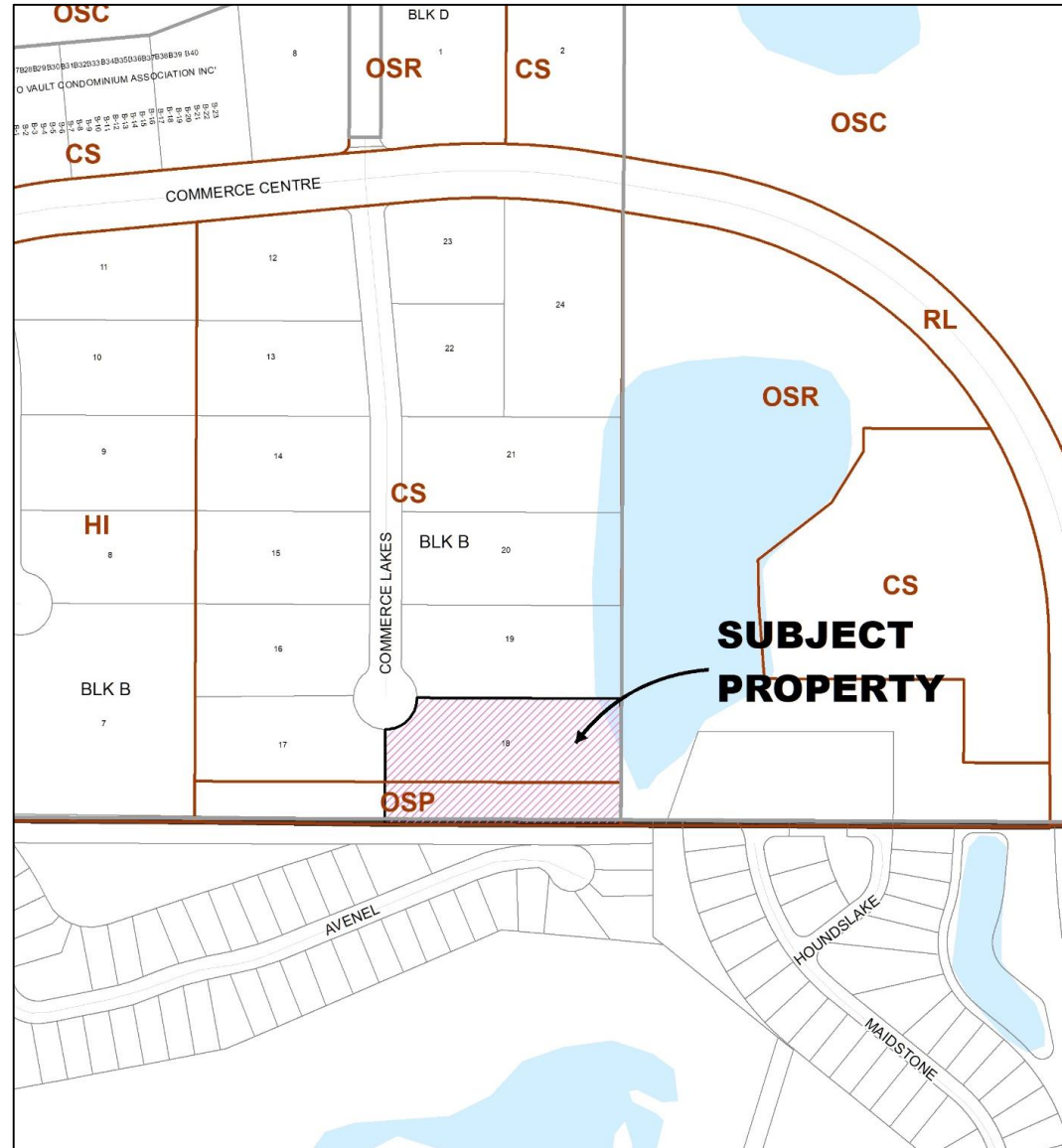


**SUBJECT PROPERTY**



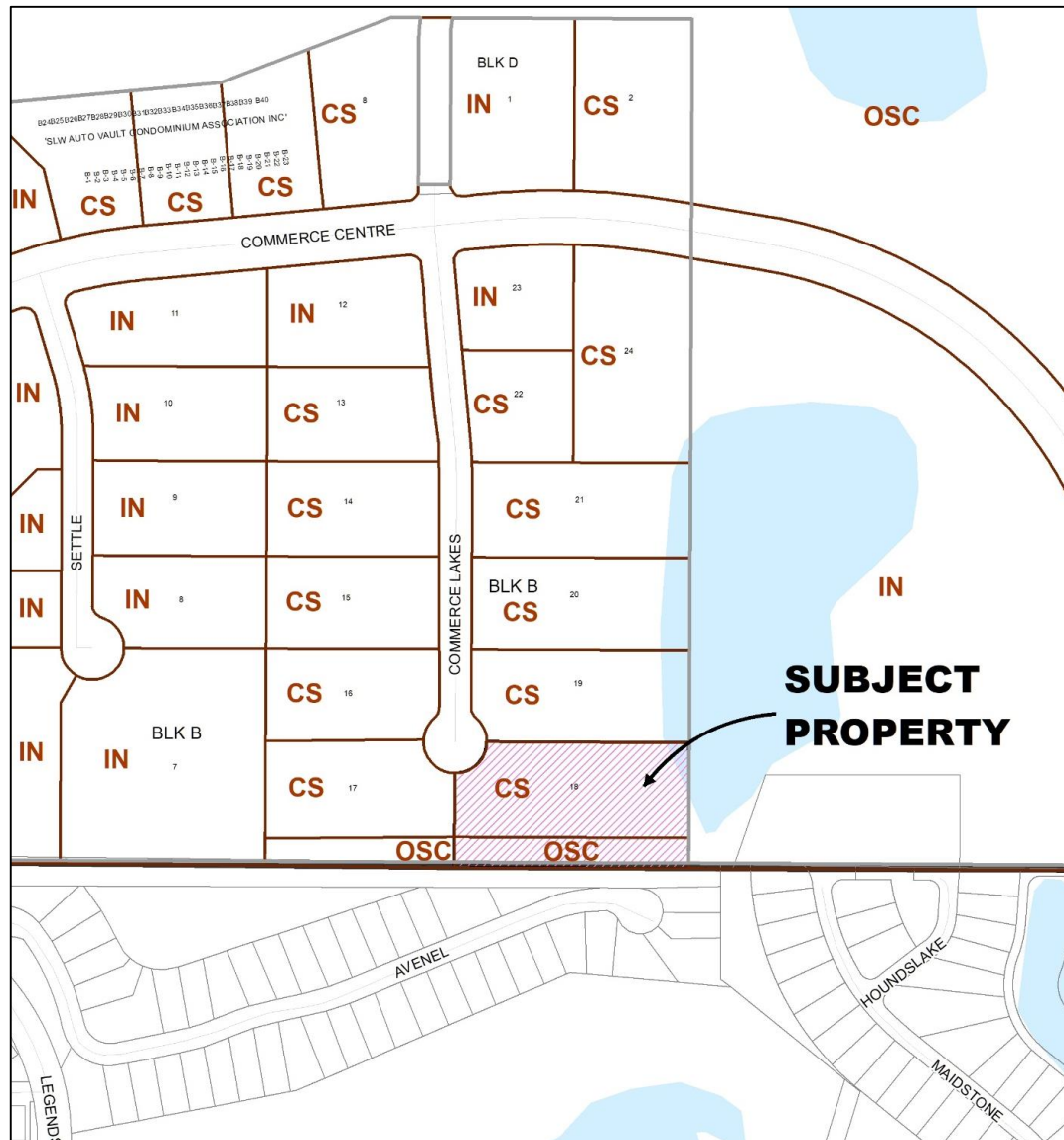
# Land Use

CS (Service Commercial) &  
OSP (Open Space Preservation)

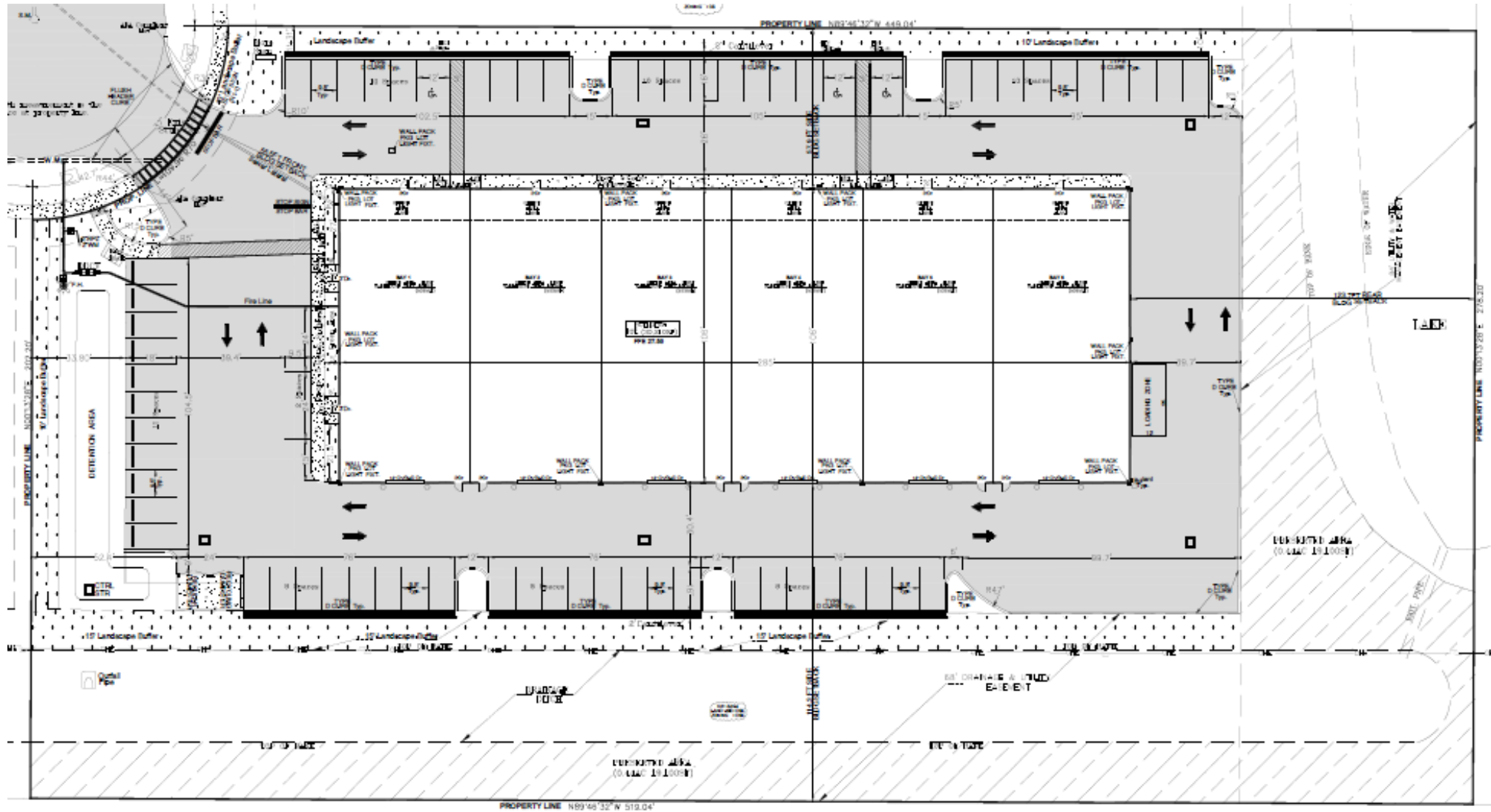


# Zoning

CS (Service Commercial) &  
OSC (Open Space Conservation)



# Site Plan



# Zoning Review

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>USE</b>	The subject property is zoned CS (Service Commercial) and OSC (Open Space Conservation). In the CS zoning district, a Major Site Plan to construct a 30,210-square-foot warehouse /office building is a permitted use.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 13' by 24' dumpster enclosure to accommodate refuse and recycling collection.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
<b>PARKING REQUIREMENTS</b>	The development is required to have 67 parking spaces. The development provides 64 spaces and 3 accessible spaces, for a total of 67 parking spaces.
<b>BUILDING HEIGHT</b>	Maximum building height allowed is 35 feet, the maximum height of proposed is 20.20 feet.
<b>SETBACKS</b>	The proposed office and maintenance building meets the setback requirements under the Service Commercial zoning district.
<b>BUFFER</b>	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 and have provided a letter certifying capacity exists.
TRANSPORTATION	Per the ITE Manual, 11th Edition, the development is anticipating a total of 38 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, 11<sup>th</sup> Edition, this particular development predicts a generation of 38 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 May 10, 2023.
- Staff recommends approval with the following condition:
  1. Prior to the issuance of a building permit, the applicant shall submit to the Planning & Zoning Department, a revised site plan with the accurate mitigation calculation, which results in 0.225 acres of mitigation.

