City of Hiawatha
Community Development Department

Purpose: Site Plan: Design Guidelines **Date: 12/06/2019**

To: Planning and Zoning Commission

Name of Plan: Hiawatha Properties LLC

Address: 1460 North Center Point Road **Zone**: C-4

Number of Lots: 1 lot with 1 building

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the west side of NCPR. This is a C-4 zoning district and in the Design Guidelines.

The plan includes the construction of a one-story building and associated parking. The access is from an existing shared driveway.

Report: The Planning and Zoning concern is with the Design Guideline. This includes building exteriors, the building location, the parking areas and access designs along North Center Point Road.

- The building exteriors are to be varied and include masonry on all sides visible from NCPR. Elevations of the visible sides are included in the submittal and indicates compliance to the design guidelines with varied masonry and siding visible from the street.
- The DG requires a 25 foot setback from NCPR for the building. The proposed site plan complies with the setback requirements.
- The DG requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The plans comply with the setback requirement for the proposed parking and future parking.
- The access to the property is from an existing shared driveway at 408 and a revised driveway with no new openings onto NCPR proposed.

Staff has reviewed the site plan for compliance including parking requirements, storm water retention and landscaping and setbacks. There will be recorded easements for all utilities crossing the adjacent parcel. The building setback from the north property line is adequate to allow a future proposed street on the north. Exterior lighting and signage will be submitted for review prior to installations.

A Plat of Survey has been proposed and is to be approved prior to the site plan approval. Additional “future buildings and parking lots” have been proposes and preliminarily reviewed for setback and utility access only. This approval is for the site address 1460 NCPR only.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this site plan regarding the Design Guideline specifications at 1460 NCPR.