

**Item:**

5

Date:

5/12/2022

Applicant:

Kyle Smith

Location:

1890 W Alvey

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

I&M-1

Attachments

1. Application
Information.

REQUEST

Consideration of a project plan for an addition to the Maple Landing Cabinet Company located in the Industrial and Manufacturing (I&M-1) zone.

BACKGROUND & DESCRIPTION

Maple Landing Cabinets is located at 1890 West Alvey Drive. The existing building is approximately 10,300 square feet in size. The applicant is proposing to expand to the vacant lot to the west and add approximately 15,492 square feet that would include:

- A new showroom and small office;
- New loading areas;
- Addition manufacturing space; and
- Extension of the sidewalk on Slant Road.

EVALUATION

General Plan: The General Plan designates the site as "*Industrial & Manufacturing*", which is intended for typical light manufacturing, warehouse and industrial type uses. The General Plan also encourages appropriate buffers between uses.

The existing cabinet business is consistent with the uses intended in this area. There is an 8' tall sound wall along the north property line that was built when the adjacent Dignity Care project was constructed that creates an appropriate buffer. The landscaping requirements discussed below also help to buffer the residential uses across the street on Slant Road. The project is consistent with the General Plan.

Zoning & Landscape Covenant: The I&M-1 zone and a landscape covenant that was approved with the Alvey Business Park require the following:

- 75' minimum street frontage;
- Front setback of at least 15';
- 15' wide landscape buffer along Slant Road;
- 12' wide landscape buffer along Alvey Drive;
- 40' maximum building height;
- Fencing along property line abutting a residential zone; and
- A minimum of 27 parking spaces.

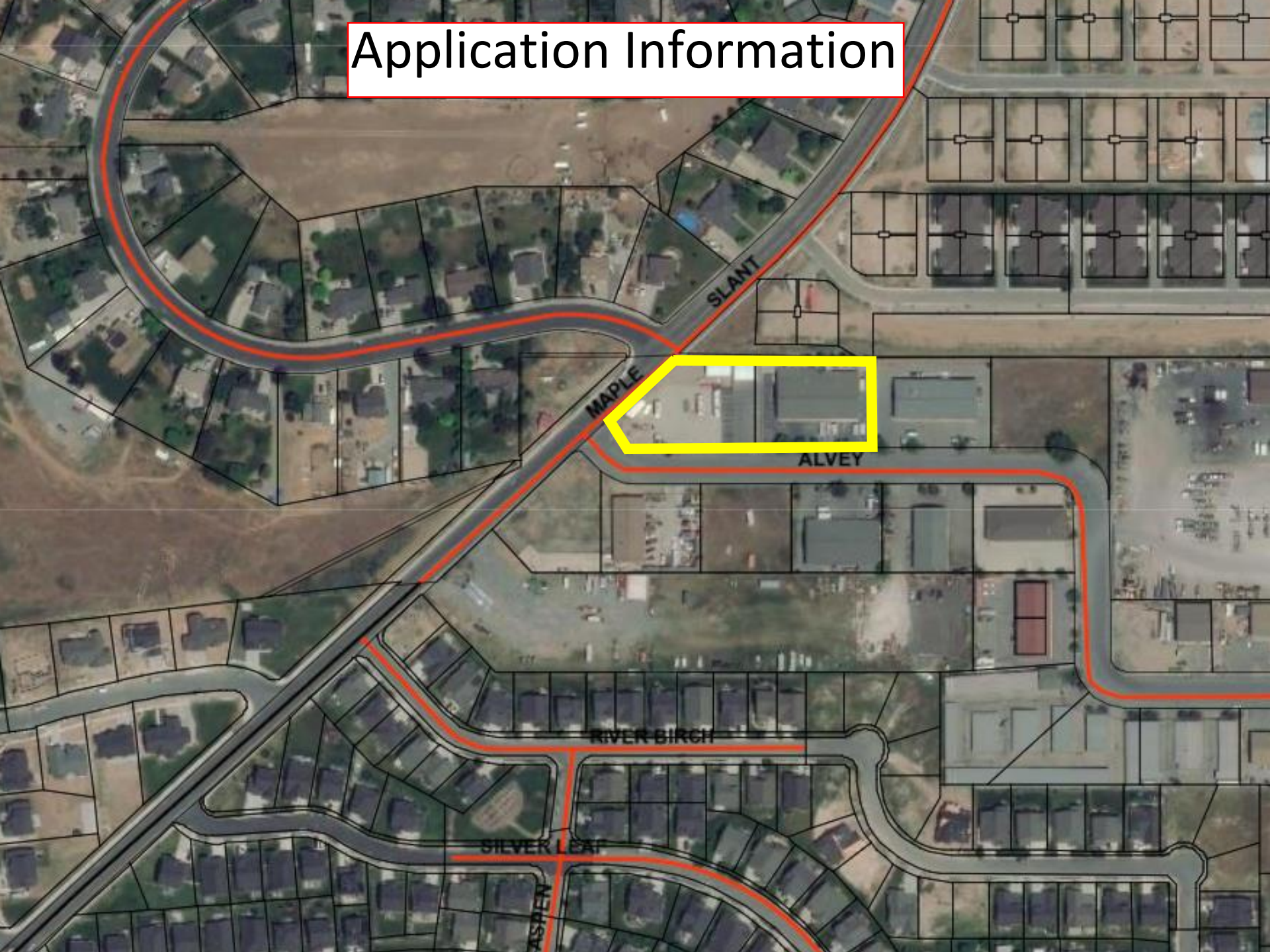
The application meets or exceeds these requirements.

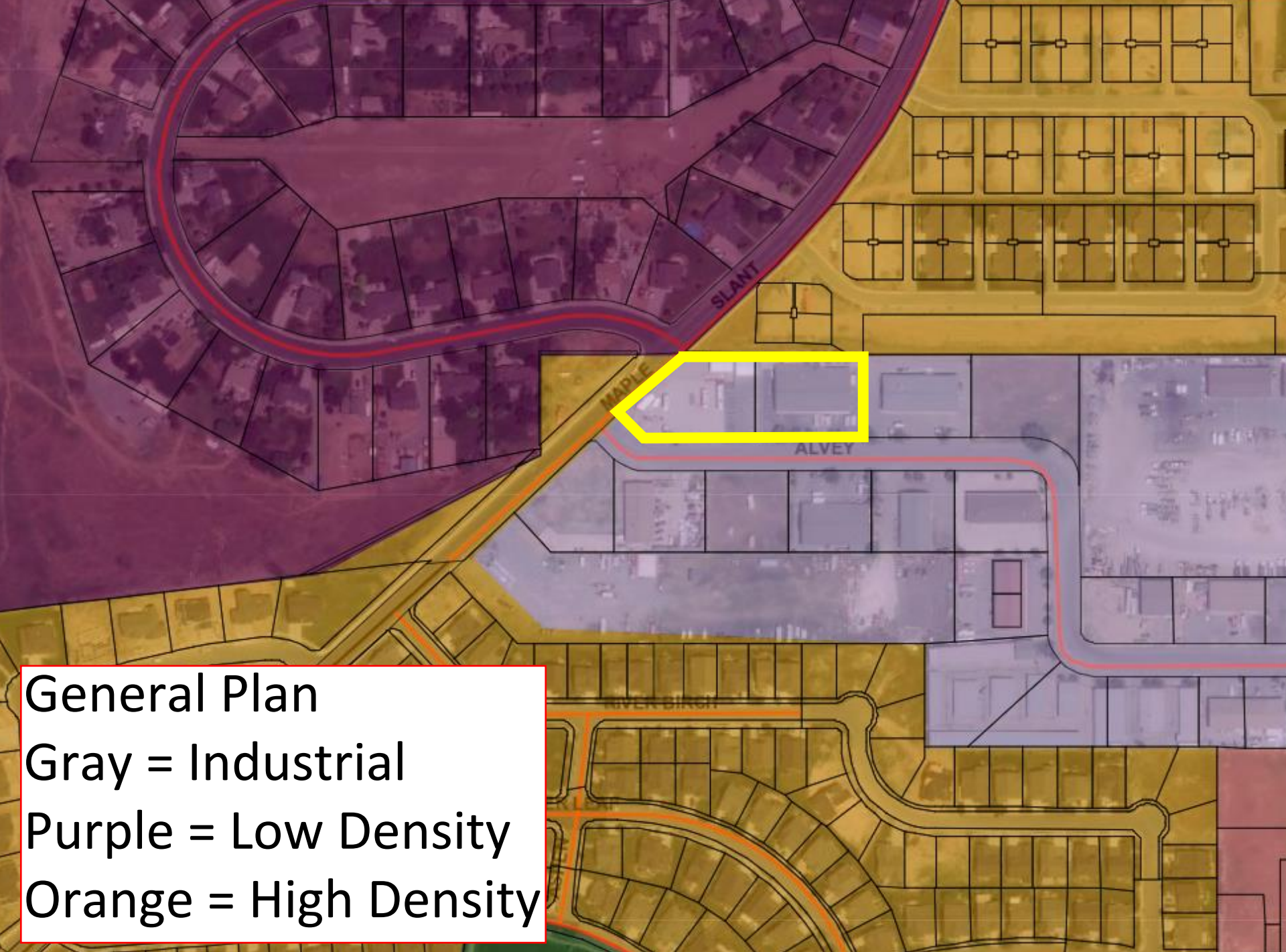
RECOMMENDATION

Approve the project plan with the following conditions:

1. Prior to issuance of a building permit, the applicant shall record an amended plat combining lots 6 and 7 of the Alvey Business Park plat.
2. The plans submitted with the building permit application shall include a detailed landscaping plan and final plans for the sidewalk on Slant Road.

Application Information



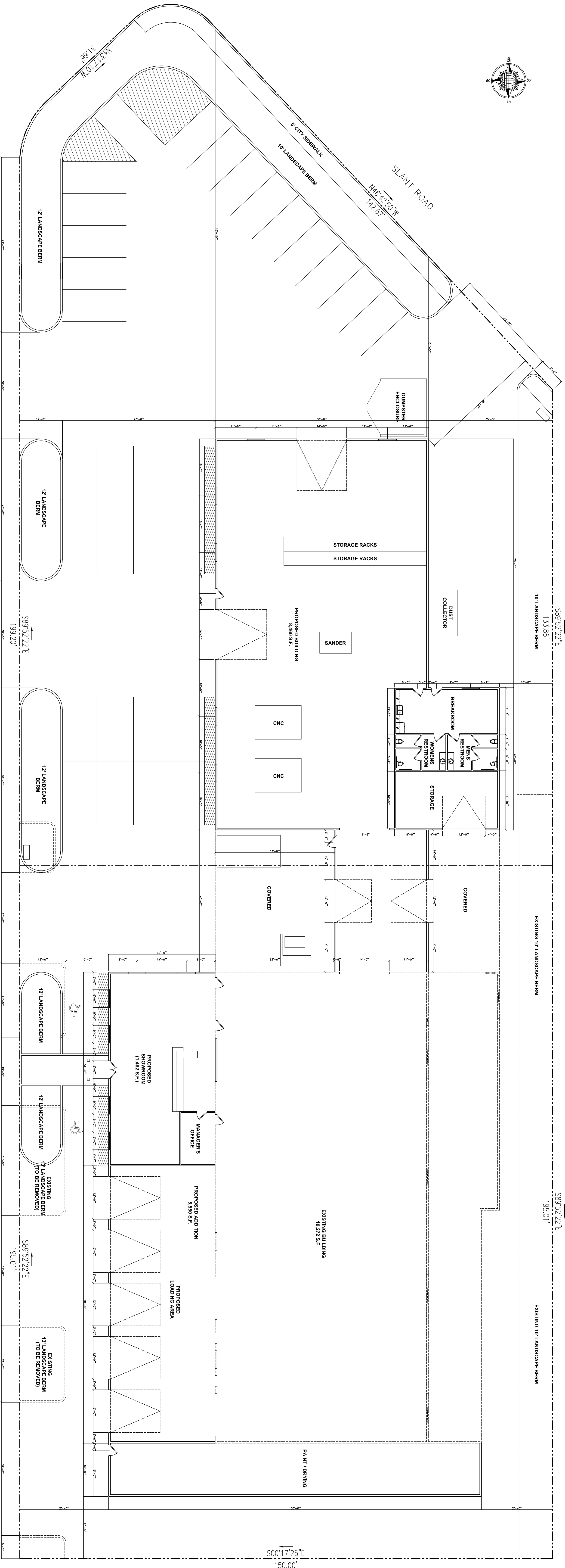


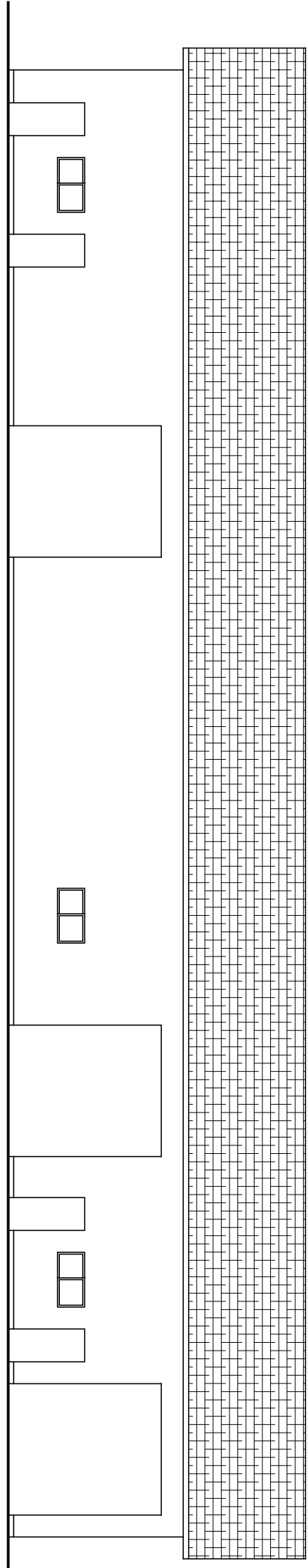
General Plan

Gray = Industrial

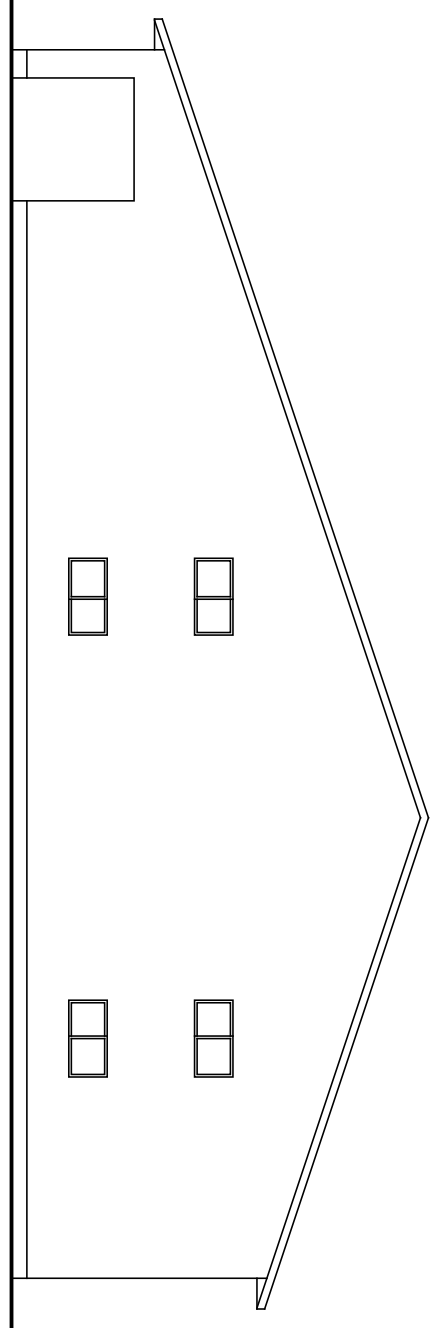
Purple = Low Density

Orange = High Density

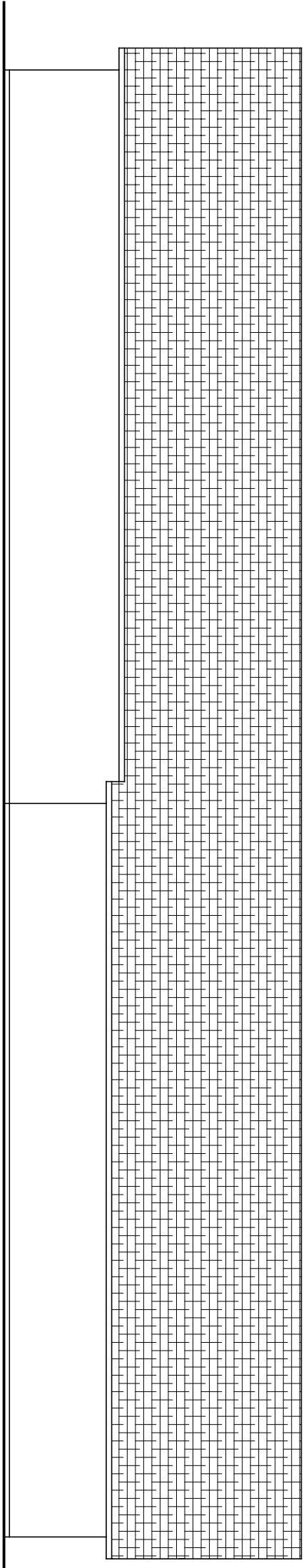




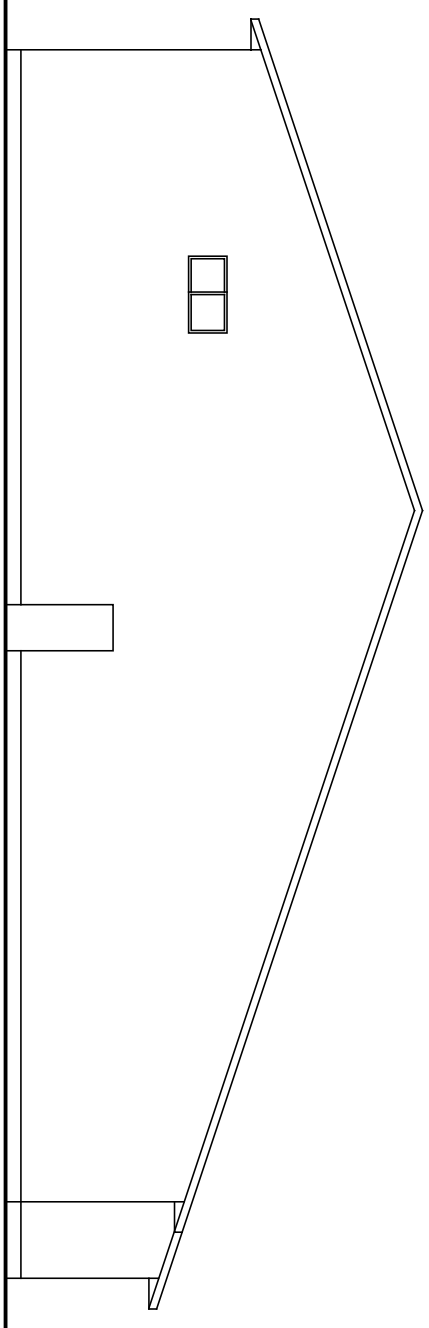
EXISTING SOUTH ELEVATION



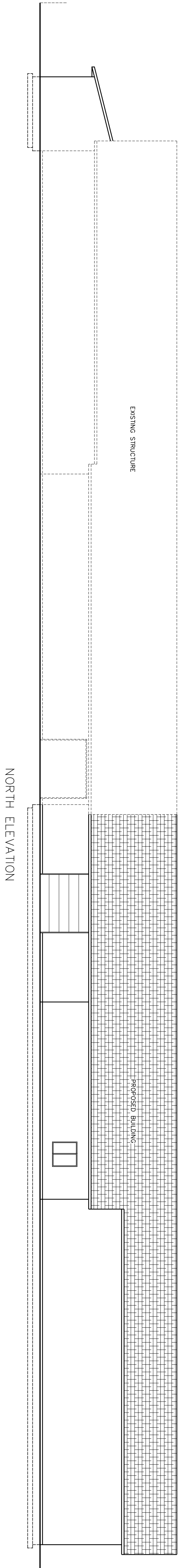
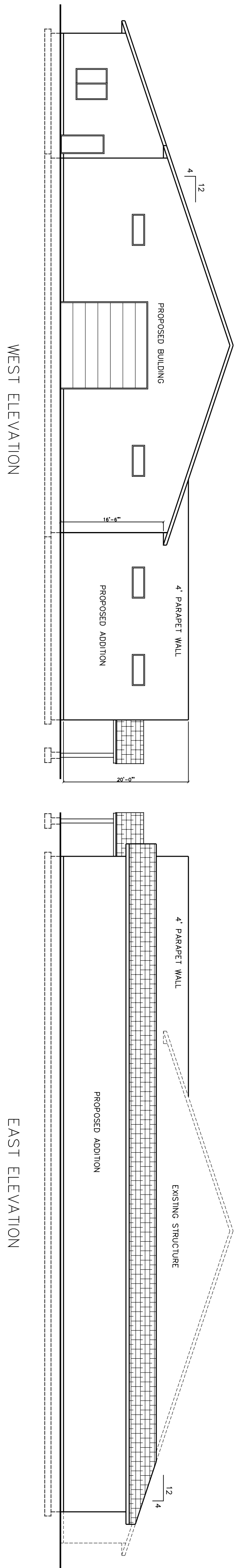
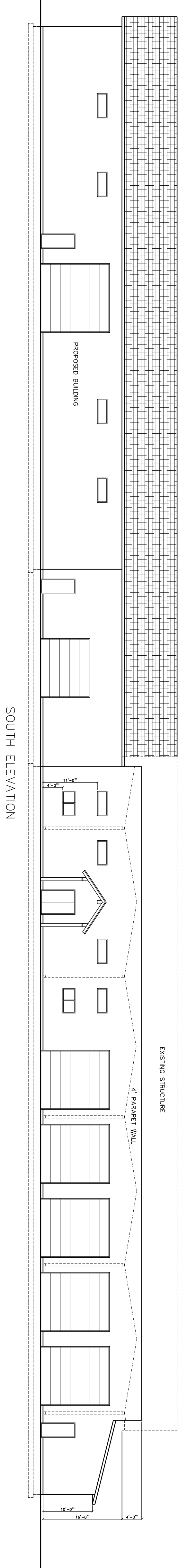
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



MAPLE LANDING INC.