

Agenda Item 25-0254 (Tim Acklin/Julie Emslie)

Review of plans for Hot Springs Spas & Pools located at Lot 9 at 3106 Berlin Drive in the International Business Park.

General Location

International Business Park, Lot 9, 3106 Berlin Drive. Council District 2.

Background Information

Huitage LLC recently purchased Lot 9 in the International Business Park to expand their business, Hot Springs Spas & Pools. The plans for this development have been reviewed in accordance with the covenants of the International Business Park and shared with Engineering and Inspections for input.

With the exception of the amount of parking proposed, the plans adhere to the covenants. The covenants require 1 parking space for each 1,100 square feet of gross warehouse distribution building area, unless otherwise approved by the Plan Commission. According to the applicant the building will only have 3-5 staff members, thus the proposed amount of parking is adequate.

Engineering provided requirements regarding stormwater and utilities. Inspections provided information regarding state approval, sprinkler system requirements, permits, and connection fees. These requirements and information have been shared with the applicant.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

Development in the industrial parks is encouraged in the Comprehensive Plan.

Staff Recommendation

Approval contingent on meeting the requirements provided by Engineering and Building and Inspections.

Routing

CPC Item Only



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

