

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Lot 3, Stone Prairie Plat 7 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: June 10, 2022

MEETING DATE: June 14, 2022

GENERAL INFORMATION

Owner: J4 North LLC

Applicant: Primus Companies, Inc.

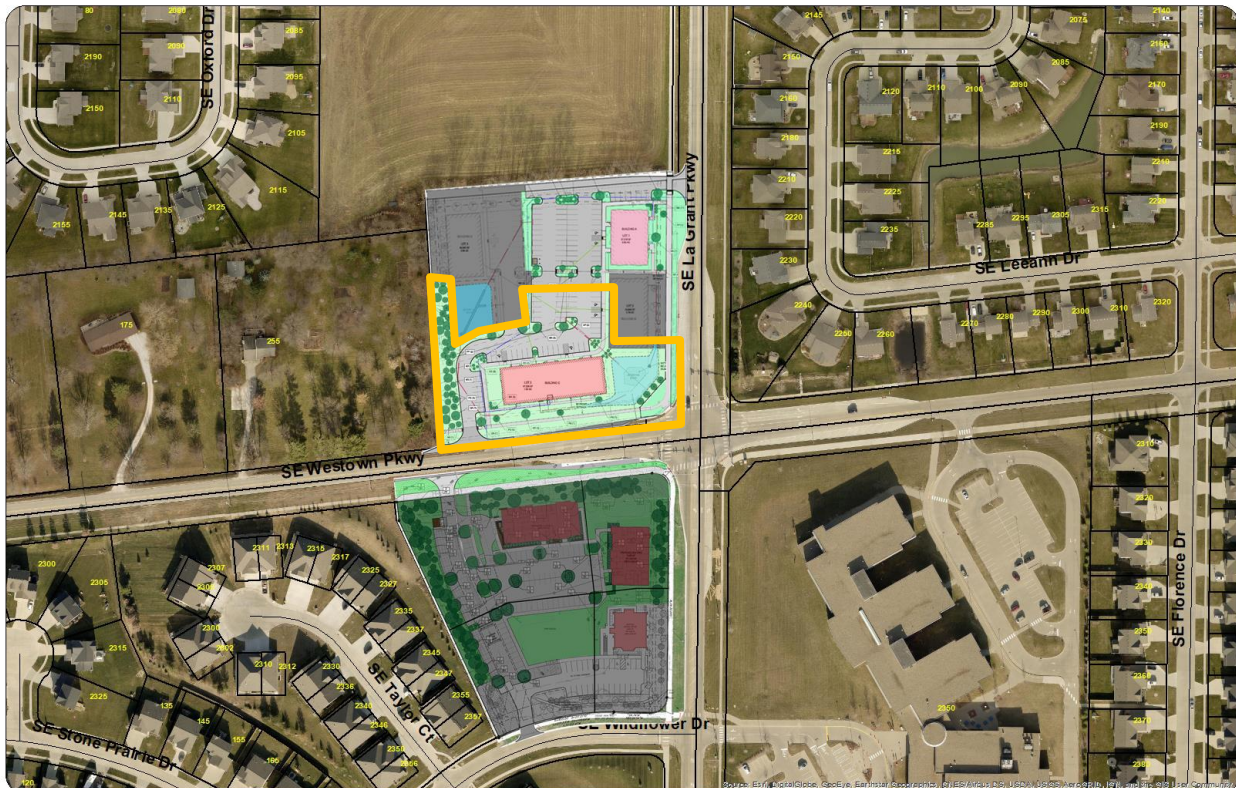
Owner's Representative: Jake Becker, P.E. – McClure Engineering Company

Request: The applicant is requesting approval of a site plan for a commercial building.

Location and Size: Property is generally located north of SE Westown Parkway and west of SE LA Grant Parkway, containing approximately 1.09 acres.

Property Address: 295 SE Westown Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **ORANGE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
North	Vacant – Undeveloped / Medical Office	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
South	Medical Office Buildings	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
East	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
West	Single Family Acreage	Single Family Residential	A-1 (Agricultural District)

HISTORY

The subject lot was platted with Stone Prairie Plat 7. Stone Prairie Plat 7 includes four total lots for commercial development. The proposed site plan will be the second building for the overall plat. The overall plat includes a shared parking and access agreement.

PROJECT DESCRIPTION

The project includes the construction of a single-story building on Lot 3 of Stone Prairie Plat 7. The building is proposed to be 11,848 square feet in area. The main entrance is located on the north side of the building. The site plan shows a fenced-in outdoor play area along the west side of the proposed building.

This building will share the existing trash enclosure with the existing building to the north, located on Lot 1.

ACCESS AND PARKING

One new access will be provided to this site off of SE Westtown Parkway. An existing access is provided at the north side of the development off of SE LA Grant Parkway. No changes will be made to the existing access. Both accesses are shared accesses for the overall development.

A total of 70 parking spaces are required for the proposed site plan on Lot 3 and they are providing a total of 70 spaces. This development has a shared parking agreement. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be installed along the north side of SE Westtown Parkway with the development of this lot. A ten-foot wide trail exists adjacent to the property, along the west side of SE LA Grant Parkway. A private sidewalk will be provided off of the public trail into the site from the south. Several sidewalks are proposed interior to the site in order to provide pedestrian connections throughout the parking lot and to the buildings.

UTILITIES

This site will be serviced with all public utilities. Water will be brought in from the main along the south side of SE Westtown Parkway. A sanitary sewer connection will be provided from the existing private main located to the north of the proposed building. Storm water will be collected in the two detention basins provided within the overall plat.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 41.6%. A 30-ft landscape buffer is provided along the west side of the site. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed of glass, masonry veneer, aluminum composite panels, and EIFS. An outdoor play area is called out on the site plan. This will be enclosed with a white vinyl fence that is 6-ft in height.

MISCELLANEOUS:

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Neighborhood Commercial. The Neighborhood Commercial classification provides a variety of uses that would serve the surrounding neighborhoods and provide day-to-day goods and services for residents.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.