

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Crossing Plat 10 Retail – Site Plan

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** October 7, 2022

**MEETING DATE:** October 11, 2022

### GENERAL INFORMATION

**Owner:** Alices, LC / Knapp Properties, Inc.

**Applicant:** Alice's, LC / Knapp Properties, Inc.

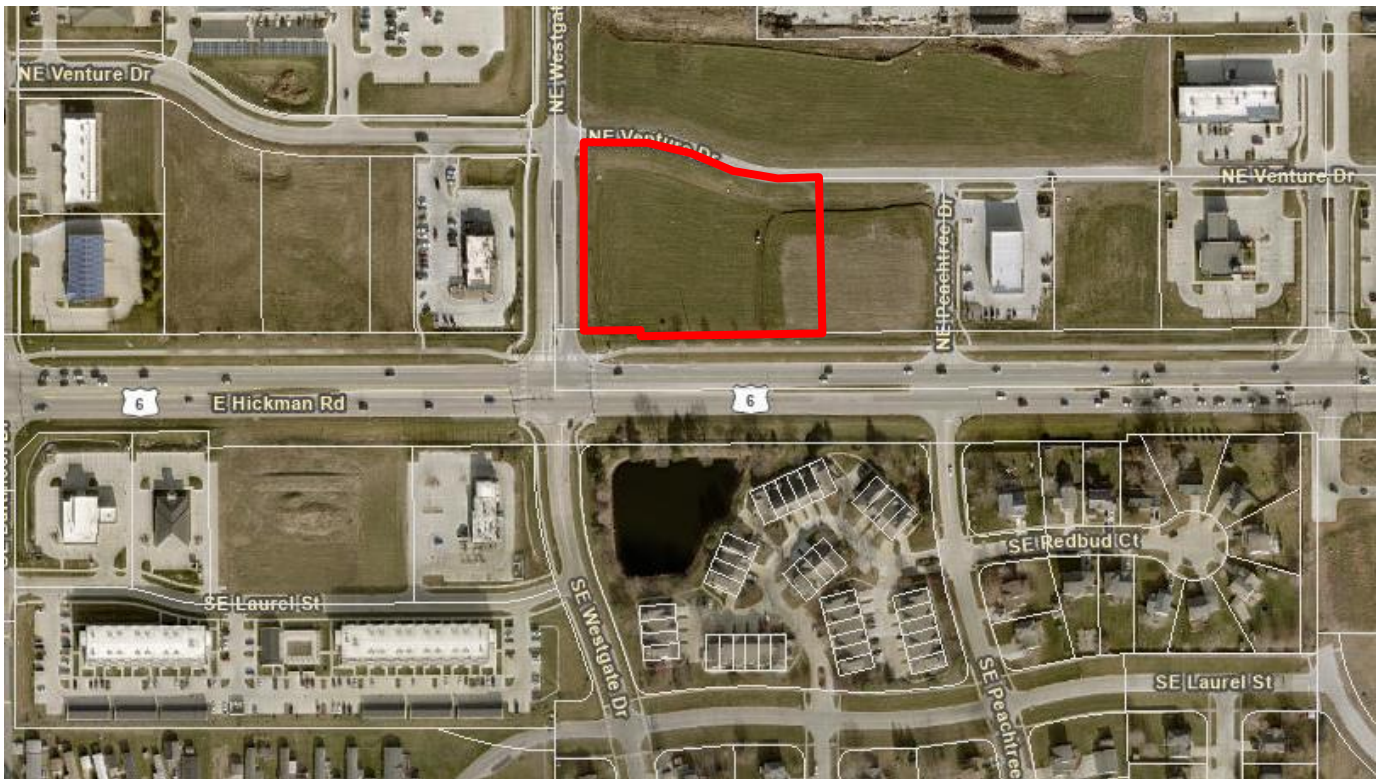
**Project Manager:** Paul Clausen, CEC

**Request:** The applicant is requesting approval of a site plan for a commercial retail center.

**Location and Size:** Property is located north of Hickman Road and east of NE Westgate Drive, containing approximately 2.77 acres.

**Property Address:** 505 E. Hickman Road

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Mixed Use	C-1B (Large-Scale Commercial District)
North	Vacant - Undeveloped	Mixed Use	C-1B (Large-Scale Commercial District)
South	Westgate Townhomes	Medium-Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Vacant - Undeveloped	Mixed Use	C-1B (Large-Scale Commercial District)
West	Culver's Restaurant	Community Commercial	C-1B / PD-1 (Large-Scale Commercial District) (Planned Development Overlay)

**PROJECT DESCRIPTION**

The project involves the construction of a single-story, multi-tenant retail center. The building is proposed to be approximately 18,900 square feet in area and 22-feet in height. There are proposed to be 12-tenant spaces for various retail uses. A drive-thru use is proposed to be along the west side of the building with queuing spaces north of the building. A trash enclosure is proposed in the northeast corner of the site.

**ACCESS AND PARKING**

Two accesses are provided to this site from NE Venture Drive.

A total of 152 parking spaces are proposed and there are 165 spaces proposed, including six accessible spaces. The number of queuing spaces required is five spaces per drive-thru lane. Eleven queuing spaces are proposed. The proposed site plan meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

A 5-foot sidewalk will be constructed along NE Venture Drive which includes a pedestrian sidewalk into the site. A 5-foot sidewalk will also be installed along NE Westgate Drive. A 10-foot trail exists along Hickman Rd.

**UTILITIES**

All utilities exist in the immediate vicinity of the site. The utilities will be extended as required to service the new building. Storm water detention will be accommodated in the Prairie Crossing Stormwater Regional Detention Basin.

**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 23.6%. The applicant has provided the required number of plantings per the landscaping ordinance.

**ELEVATIONS**

The elevations of the building are proposed to be constructed primarily of Metal Cladding System, Aluminum Storefront System, Stone Veneer and Fiber Cement Lap Siding. The elevations comply with the Site Plan Ordinance.

**MISCELLANEOUS:**

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

**STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Prairie Crossing Plat 10 Retail subject to remaining staff comments.