



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Williams Pointe Commercial Plat 2 – **PREPARED BY:** Bill Mettee, Planner  
Preliminary Plat and Final Plat

**REPORT DATE:** June 9, 2023

**MEETING DATE:** June 13, 2023

### GENERAL INFORMATION

**Applicant:** Coralville AAP, LLC

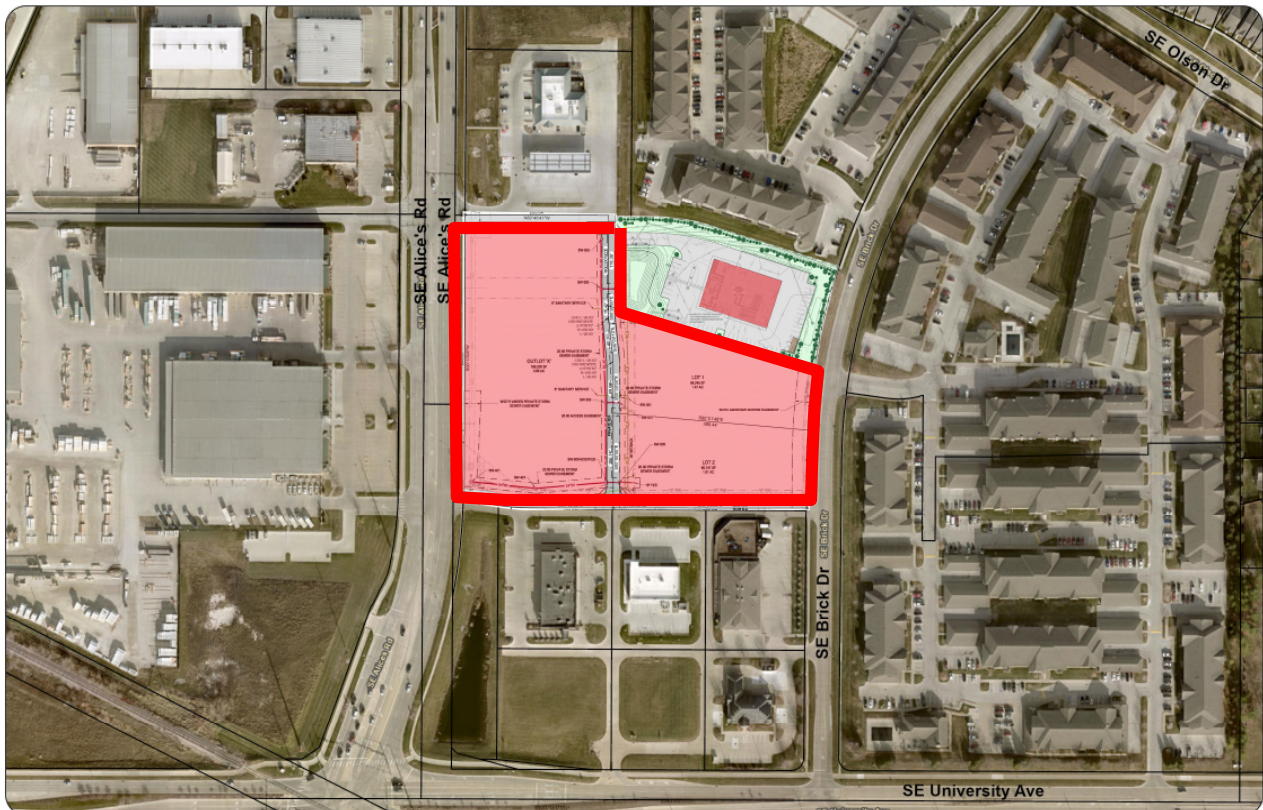
**Owner:** Coralville AAP, LLC

**Owner's Representative:** Trent Smith, P.E., McClure Engineering

**Request:** The applicant is requesting approval of a preliminary plat and final plat for commercial development.

**Location and Size:** Property is located east of SE Alice's Road and north of SE University Avenue, containing approximately 6.85-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
North	Gerber Collision / Kwik Trip	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Central Plaza Commercial Development	Community Commercial	C-1A / PD-1 (Neighborhood Commercial District) (Planned Development Overlay)
East	Williams Pointe Condominiums	High-Density Residential	R-3 / PD-1 (Multi-Family Residential / Planned Development Overlay District)
West	Gilcrest Jewett Lumber Company	Community Commercial	M-1A (Limited Industrial District)

## HISTORY

The subject property was recently platted as Williams Pointe Commercial Plat 1, which included one lot for commercial development and one outlot for future development.

## PROJECT DESCRIPTION

### LOTS

Williams Pointe Commercial Plat 2 identifies two lots for commercial development along SE Brick Drive and one outlot along SE Alice's Road for future commercial development. Lot 1 is 1.47-acres in area and is currently under Site Plan review. Lot 2 is 1.51-acres in area and any uses are unknown at this time. Outlot X is 3.86-acres in area. Table 1 below summarizes the requirements of the C-1 Highway and Service Commercial zoning district.

**Table 1: C-1 Zoning District Bulk Regulations**

Category	Standard C-1 (minimum)
<b>Lot Area</b>	N/A
<b>Lot Width</b>	N/A
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	0 feet unless adjacent to R, where 30 feet is required

## STREETS AND TRAIL

A private road will be constructed as part of these plat improvements. The road is 26-feet wide and will provide north-south access within the site. The road will provide access to any future development on Outlot X.

No trails are planned as part of this portion of the development. A five-foot-wide sidewalk exists along SE Alice's Road and a five-foot sidewalk will be installed along SE Brick Drive with individual lot development.

**UTILITIES**

All utilities exist in the immediate vicinity and will be extended throughout the plat to provide service. These utilities will be privately owned and maintained.

**EASEMENTS**

All existing and proposed easements have been indicated on the final plat, including storm sewer, sanitary sewer and gas. A 30-foot landscape buffer is required and is shown along the east side of plat along SE Brick Drive for Lots 1 and 2.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat and final plat are in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat and final plat for Williams Pointe Commercial Plat 2 subject to remaining staff comments and review of legal documents.