

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stivers Ford Pro Center – Preliminary Plat / Site Plan and Williams Pointe Plat 16 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 7, 2023

MEETING DATE: July 11, 2023

GENERAL INFORMATION

Applicant / Owner:

Stivers Iowa Real Estate, LLC

Engineer:

Seth Sunderman, P.E. with Bishop Engineering Company, Inc.

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for an automotive service center for Stivers Ford Pro Center.

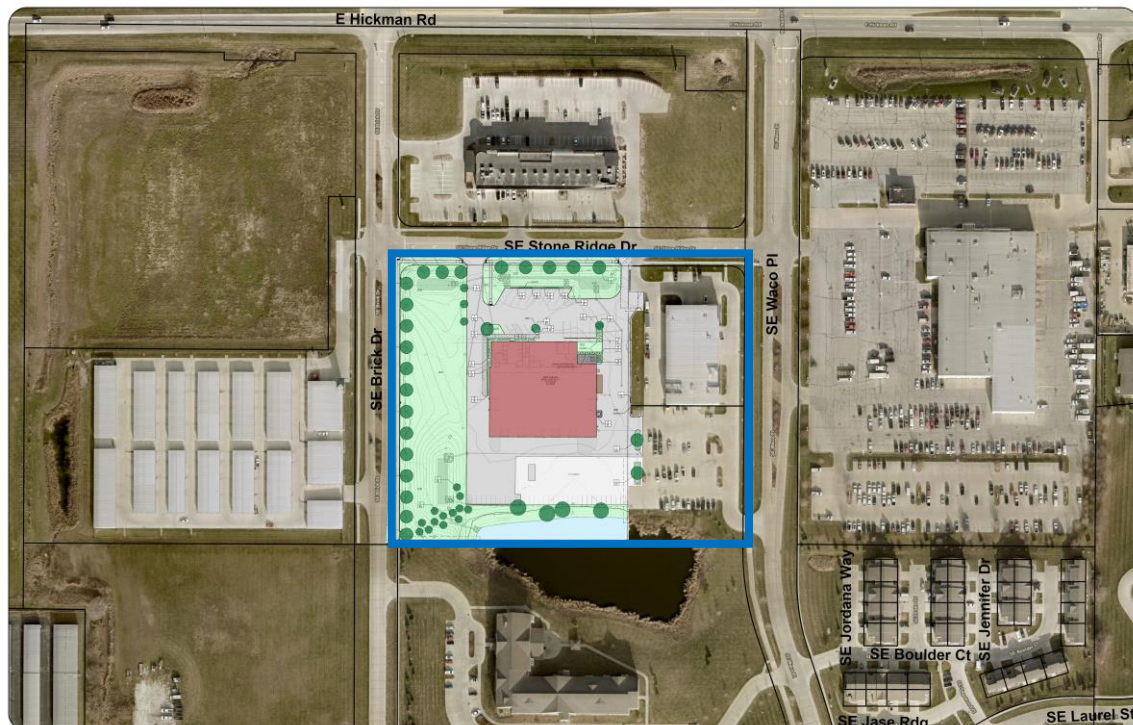
Location and Size:

Property is generally located west of SE Waco Place and south of SE Stone Ridge Drive, containing approximately 7.58 acres.

Property Address:

1300 SE Stone Ridge Drive

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped / Stivers Ford Autobody Shop and parking lot	Neighborhood Residential	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development Overlay)
North	Retail	Neighborhood Residential	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development Overlay)
South	Alice Place Senior Living	Neighborhood Residential	R-3 / PD-1 (Multi-Family Residential District / Planned Development Overlay)
East	Stivers Ford Lincoln Auto Dealership	Neighborhood Residential	C-1 (Community & Highway Service Commercial District)
West	LockBox Storage – self storage	Neighborhood Residential	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development Overlay)

HISTORY

The subject property is currently six lots and contains an autobody shop for Stivers Ford and a display parking lot. The applicant is proposing to plat the lots in order to combine them into two total lots. Lot 1 will contain the existing autobody shop and Lot 2 will contain the proposed building for the Stivers Ford Pro Center.

PROJECT DESCRIPTION

The project involves the construction of a two-story building to be used as an automotive service center. The building is approximately 34,150 square feet in area. The building will be used for commercial vehicle service and products. The site will also include vehicle sales.

The project also includes improvements to the existing parking lot. A trash enclosure is shown on the east side of the building. Several overhead doors are proposed on the building in order to service vehicles, with the majority of them on the south elevation of the building.

The final plat includes a total of two lots. Lot 1 is 2.53 acres in area and includes the existing building. Lot 2 is 5.06 acres in area and will include the proposed building.

ACCESS AND PARKING

Two driveways off of SE Stone Ridge Drive are proposed to provide access to this site. One is the existing access to the building to the east and will be a shared access.

A total of 80 parking spaces are required. The site plan identifies 124 standard parking spaces and 14 oversized truck parking spaces being provided, for a total of 138 parking spaces.

SIDEWALKS/TRAILS

A 5 foot wide sidewalk will be constructed along both SE Stone Ridge Drive and SE Brick Drive as part of the site improvements. A pedestrian connection will provide access into the site from the sidewalk along SE Stone Ridge Drive.

EASEMENTS

All proposed easements have been indicated on the final plat. A shared ingress/egress easement will be provided for the east driveway.

UTILITIES

All utilities are available at this site and services will be brought in to the site to serve the proposed building. Storm water management will be provided with several bioretention ponds throughout the site as well as with the existing regional detention pond at the south side of the site.

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 approximately 48%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations are proposed to be constructed mostly of metal panel, ACM wall panel, brick, and glass storefront system. The trash enclosure will be composed of split face concrete block and a composite wood gate.

STAFF RECOMMENDATION

The preliminary plat, final plat, and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan subject to any remaining staff comments and review of the legal documents.