

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Graham Collision Center Building
Addition – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: November 9, 2023

MEETING DATE: November 14, 2023

GENERAL INFORMATION

Applicant / Owner:

Michael Graham

Engineer:

Jared Murray, Civil Design Advantage

Request:

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

Location and Size:

Property is located south of SE Laurel Street and east of SE Alice's Road, containing approximately 1.62 acres.

Property Address:

355 SE Alice's Road

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	Graham Collision Center	Neighborhood Commercial	M-1 (Light Industrial District)
North	Central Iowa Machine	Neighborhood Commercial	M-1 (Light Industrial District)
South	Multi-Tenant Retail	Neighborhood Commercial	M-1 (Light Industrial District)
East	Schlievert Plumbing	Neighborhood Commercial	M-1 (Light Industrial District)
West	Vacant – Undeveloped	Neighborhood Commercial	C-1 / PD-1 (Community and Highway Service Commercial / Planned Development Overlay)

HISTORY

The proposed project is located within Hickman West Industrial Park Plat I which was platted in 1993. The original Graham Collision Center project was brought to Planning & Zoning Commission in May of 2019.

PROJECT DESCRIPTION

The site plan identifies the construction of a 1,320 square foot addition to the rear of the building. The building has an overall height of 12-feet. The primary use of the building addition is intended for additional storage space for the collision center.

ACCESS AND PARKING

Access to the site will not change and be provided on the north side of the property from SE Laurel Street. The proposed building addition requires the removal of six (6) parking stalls; however the site still provides 51 spaces, which meets the parking requirements.

SIDEWALKS/TRAILS

Five-foot-wide sidewalks were installed along the north and west side of the site with the original site plan.

UTILITIES

All utility services exist on-site. Storm water detention for the project will continue to be managed on the east side of the site within a dry bottom detention basin.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 24.7%. The plantings from the original landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed with fiber cement paneling with reveal system. The elevations meet the architectural requirements of the ordinance.

PHOTOMETRIC PLAN

No new lighting is proposed for this project. One light will be relocated to the east side of the addition.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Graham Collision Center subject to remaining staff comments.