



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Williams Pointe Commercial Plat 3 – Final Plat

**PREPARED BY:** Bill Mettee, Planner

**REPORT DATE:** December 8, 2023

**MEETING DATE:** December 12, 2023

### GENERAL INFORMATION

**Applicant:**

Coralville AAP, LLC

**Owner:**

Coralville AAP, LLC

**Owner's Representative:**

Trent Smith, P.E., McClure Engineering

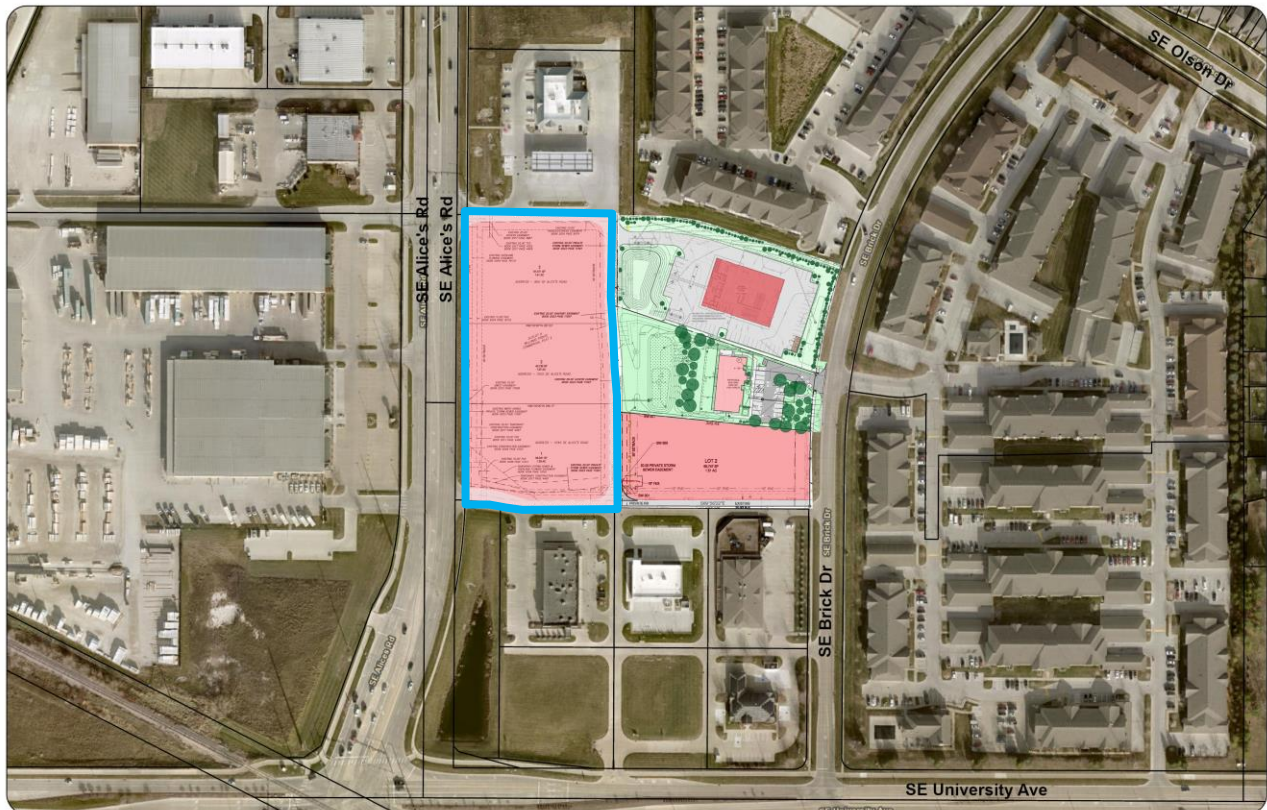
**Request:**

The applicant is requesting approval of a 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 3.86-acres.

### AREA MAP



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

## 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	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	Gerber Collision / Unleashed Pets	Community Commercial	C-1 (Community and Highway Service Commercial District)
West	Gilcrest Jewett Lumber Company	Community Commercial	M-1A (Limited Industrial District)

## HISTORY

The subject property was recently platted as Outlot X in Williams Pointe Commercial Plat 2, which included two lots for commercial development and one outlot for future development.

## PROJECT DESCRIPTION

### LOTS

Williams Pointe Commercial Plat 3 identifies three lots for commercial development along SE Alice's Road. Lot 1 is 1.38-acres in area and is currently under Site Plan review. Lot 1 is the southern most of the three lots. Lot 2 is 1.07-acres and Lot 3 is 1.41-acres in area. Site plans have not been submitted for Lot 2 or Lot 3. 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 26' wide private road was installed as a part of the Williams Pointe Commercial Plat 2 improvements, which runs north to south through the development. All development as a part of Williams Pointe Commercial Plat 3 will be accessed from this private road.

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 the interior private drive with individual lot development.

**UTILITIES**

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

**EASEMENTS**

All existing easements have been indicated on the final plat, including storm sewer, sanitary sewer and gas. No new easements are proposed with this plat.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance. The final plat is 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 final plat for Williams Pointe Commercial Plat 3 subject to remaining staff comments and review of legal documents.