

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Dollar Tree – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: February 23, 2024

MEETING DATE: February 27, 2024

GENERAL INFORMATION

Owner / Applicant:

Owner –

Project Manager:

Erica Morton, P.E., Sunny Civil Engineering

Request:

The applicant is requesting approval of a site plan for a Dollar Tree store

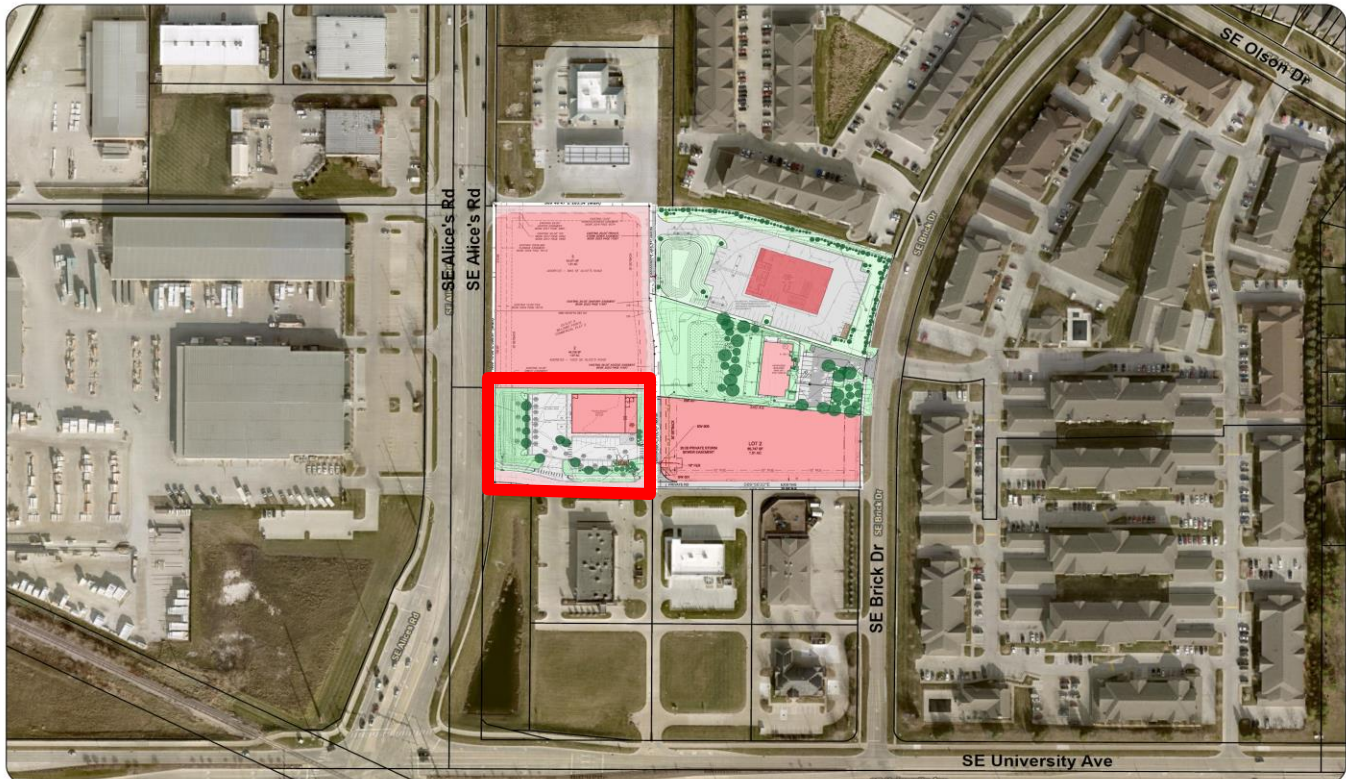
Location and Size:

Property is located east of SE Alice's Road and north of SE University Avenue, containing approximately 2.18 acres.

Property Address:

1045 SE Alice's 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	Community Commercial	C-1 (Community and Highway Service Commercial District)
North	Vacant / Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
South	Multi-Tenant Retail	Community Commercial	C-1A (Neighborhood Commercial District)
East	Vacant / Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
West	Gilcrest / Jewett Lumber Co.	Community Commercial	M-1A (Limited Industrial District)

PROJECT DESCRIPTION

The project involves the construction of a Dollar Tree building that is proposed to be 10,000 square feet in area. A trash enclosure is shown in the southeast corner of the property and a monument sign is proposed near the southwest corner of the site.

ACCESS AND PARKING

Access to this site will be from the private road to the south as well as the new private north-south road that was constructed with Williams Pointe Commercial Plat 2.

A total of 40 parking spaces are required for this site and they provide a total of 40 parking spaces including two handicap accessible spaces.

SIDEWALKS/TRAILS

Five-foot sidewalks will be installed along the south side and west side of the site to facilitate pedestrian access to the rest of the Williams Pointe Commercial development. A portion of the sidewalk along SE Alice’s Road will be removed and replaced as part of the site improvements.

UTILITIES

All utilities exist in the immediate vicinity to this site and will be extended as needed to service the building. Storm water detention will be provided with the detention basin located on the east end of the property.

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 31%. 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 brick and stone, concrete blocks and EIFS. The trash enclosure is proposed to be constructed of brick similar in style and color to the primary structure.

MISCELLANEOUS

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

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Dollar Tree subject to remaining staff comments.