



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Big O Tires – Preliminary Plat / Autumn Ridge Plat 2 – Final Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** January 9, 2026

**MEETING DATE:** January 13, 2026

### GENERAL INFORMATION

**Owner:** Centennial Development LC

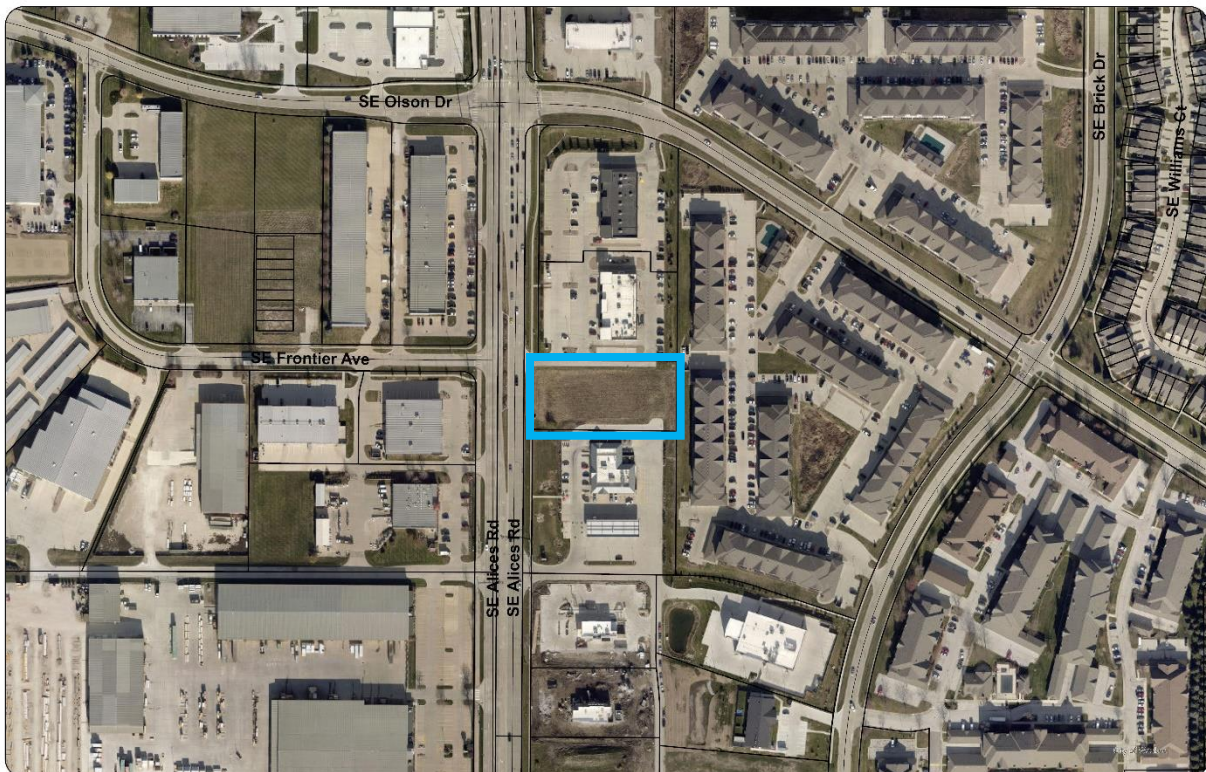
**Applicant:** Westwood Contractors, Inc

**Owner's Representative:** Jeff Westendorf with Westwood Professional Services, Inc.

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

**Location and Size:** Property is generally located north of SE University Avenue and east of SE Alice's Road, containing approximately 1.22-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                | Commercial               | Community Commercial     | C-1 (Community and Highway Service Commercial District)               |
| South                | Commercial (Kwik Star)   | Community Commercial     | C-1 (Community and Highway Service Commercial District)               |
| East                 | Multi-Family Residential | High Density Residential | R-3 (Multi-Family Residential) with a Planned Development Overlay     |
| West                 | Commercial               | Community Commercial     | M-1A (Limited Industrial District) with a Planned Development Overlay |

## HISTORY

The subject property was originally platted as Lot 3 of Autumn Ridge Plat 1 in 2015. In 2019, a portion of the lot was replatted as a separate lot, leaving a portion of Lot 3 remaining. This plat will create a lot for future commercial development for Big O Tires.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat and final plat identifies one lot for future commercial development. Lot 1 is 1.22-acres in area. The proposed lot meets the requirements of the C-1 zoning district. The table below summarizes the bulk regulations for the C-1 zoning district.

Stormwater detention will be provided along the west side of the proposed plat.

#### Standard C-1 requirements.

| Category                  | C-1 (minimum)   |
|---------------------------|---|
| <b>Lot Area</b>           | No Minimum  |
| <b>Lot Width</b>          | No Minimum  |
| <b>Front Yard Setback</b> | 30-feet   |
| <b>Rear Yard Setback</b>  | 30-feet   |
| <b>Side Yard Setback</b>  | No Minimum, except when adjacent to residential 30-feet |

## STREETS AND TRAILS

No changes are proposed to the adjacent public streets or trails. A 5-foot-wide sidewalk exists to the west of the proposed plat, along the east side of SE Alice's Road. That sidewalk will remain.

## UTILITIES

Public utilities will be provided to the property. The stormwater management areas will be owned and maintained by the developer/property owner.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat and final plat. A landscape buffer easement is provided on the east side of Lot 1 to provide a buffer for the residential development located to the east.

**COMPREHENSIVE PLAN**

The subject property is classified as Community Commercial in the Imagine Waukeee 2040: Comprehensive Plan. Community Commercial is defined as having two or more anchor tenants which could include a discount store or supermarket. Community Commercial uses are typically located along minor and major arterials and would serve a large portion of the community. The proposed use will support the overall commercial area to provide a variety of goods and services to the community.

**STAFF RECOMMENDATION**

The proposed lot meets the minimum requirements of the Zoning Ordinance and the preliminary plat and final plat are in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for Big O Tires and the final plat for Autumn Ridge Plat 2 subject to remaining staff comments.