

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: O'Reilly Auto Parts – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

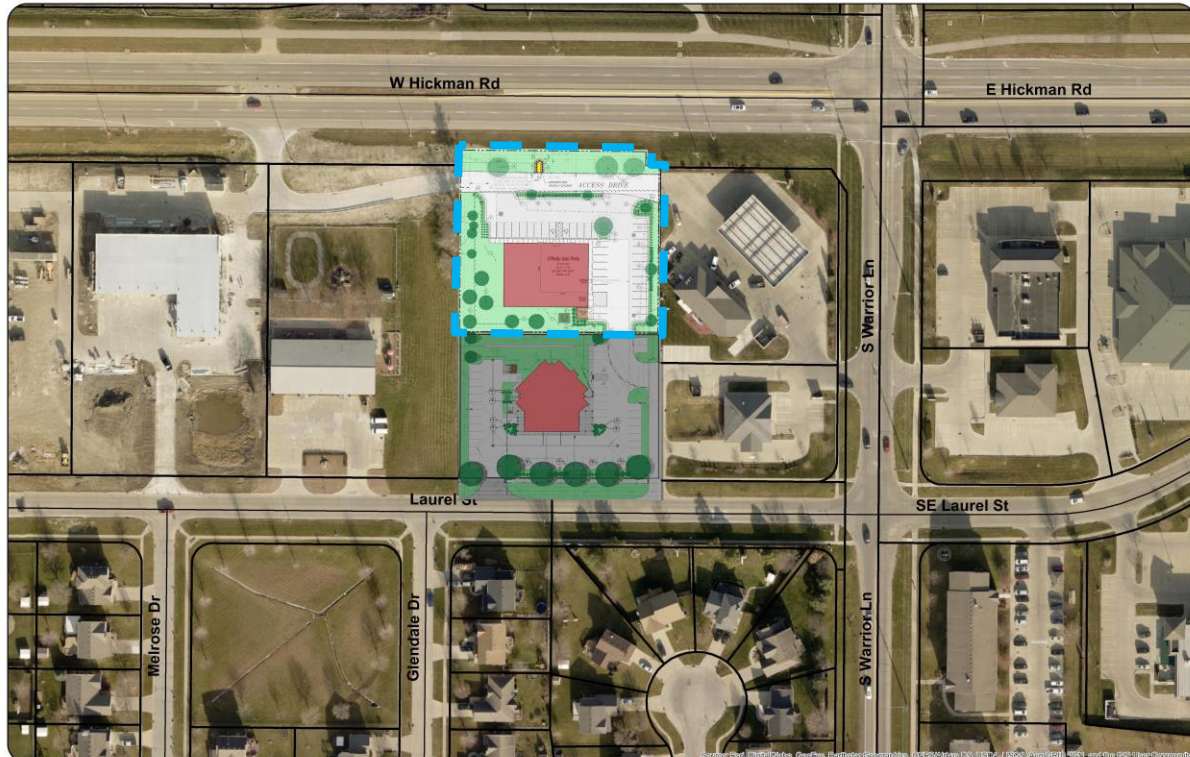
REPORT DATE: September 22, 2020

MEETING DATE: September 29, 2020

GENERAL INFORMATION

Owner:	O'Reilly Automotive Stores, Inc
Applicant:	O'Reilly Auto Parts
Owner's Representative:	Amanda Preisler, Core States Group
Request:	The applicant is requesting approval of a site plan for an auto parts store.
Location and Size:	Property is generally located south of W Hickman Road and west of S Warrior Lane, containing approximately 1.18 acres.
Property Address:	50 W Hickman 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	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Commercial – Gas Station / Pharmacy	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Commercial – Daycare	Mixed Use	C-1 (Community and Highway Service Commercial District)

PROJECT DESCRIPTION

The project includes the construction of a single-story building for an auto parts store. The building is proposed to be 7,735 square feet in area. A trash enclosure is proposed at the southeast corner of the building.

ACCESS AND PARKING

Several accesses are proposed to this site from the surrounding properties. Two access points are provided at the north side of the site off of the shared access drive, just south of Hickman Rd. A third access point is provided into the site from the southeast corner. This access is also a shared access with the properties to the south.

A total of 31 parking spaces are required for the proposed site plan and the site plan identifies a total of 35 parking spaces being provided, including 2 accessible spaces.

SIDEWALKS/TRAILS

No public sidewalks or trails are proposed with this project.

UTILITIES

This site will be serviced with all public utilities. Storm water will be managed with the detention basin proposed at the west side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the site is required to be open space. The total amount of open space proposed is 25%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of concrete masonry unit, stone, and EIFS. The trash enclosure will be attached to the building at the southeast corner and will be constructed of the same concrete masonry unit to match the building.

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.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Mixed Use. The Mixed Use classification provides a variety of uses that would serve the surrounding neighborhoods.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.