

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Shottenkirk Service Addition – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: January 6, 2021

MEETING DATE: January 12, 2021

GENERAL INFORMATION

Owner/Applicant:	Shottenkirk Partnership, LP
Owner's Representative:	Korey Marsh, Snyder & Associates
Request:	The applicant is requesting approval of a site plan for a building addition.
Location and Size:	Property is generally located north of Hickman Road and west of NW 6 th Street, containing approximately 0.81 acres.
Property Address:	755 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	Shottenkirk Car Dealership	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Shottenkirk Lot	Medium Density Residential	M-1A (Limited Industrial District)
South	Kum & Go Gas Station & Convenience Store	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Industrial Warehouse	Mixed Use	M-1A (Limited Industrial District)
West	Shottenkirk Parking Lot / Industrial	Mixed Use	C-1 (Community and Highway Service Commercial District) / M-1A (Limited Industrial District)

PROJECT DESCRIPTION

The project includes multiple additions to the existing building. The proposed additions will add a total of approximately 11,000 square feet to the existing building. A 1,765 square foot addition is proposed at the northwest corner of the existing building, a 7,378 square foot addition is proposed at the northeast corner and a 1,820 square foot addition is proposed at the southwest corner. A trash enclosure/tire storage is proposed to the northeast of the building.

The project also includes the removal and replacement of existing pavement within the areas immediately adjacent to the building.

ACCESS AND PARKING

Existing accesses into this site are provided from both Hickman Road and NW 6th Street. No changes are proposed to these accesses.

The proposed site plan will remove a total of 26 parking spaces. The site will provide a total of 403 parking stalls.

SIDEWALKS/TRAILS

No public sidewalks or trails are proposed with this project.

UTILITIES

This site is already serviced with all public utilities.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the site is required to be open space. The total amount of open space proposed is 27.9%. 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 brick, architectural metal and glass panels to match the existing building. The trash enclosure/tire storage will be constructed of split face block.

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.