

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Williams Pointe Commercial Plat 1 – Preliminary Plat and Final Plat / Gerber Collision – Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: September 9, 2022

MEETING DATE: September 13, 2022

GENERAL INFORMATION

Owner / Applicant:

Owner – Coralville AAP, LLC / Applicant – Gerber Collision & Glass

Project Manager:

Trent Smith, PE, McClure Engineering / Amanda Johnson, Anderson Engineering

Request:

The applicant is requesting approval of a preliminary plat, final plat and site plan for an automotive repair and body shop.

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:

950 SE Brick Drive

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	Apartments at Autumn Ridge	High-Density Residential	R-3 / PD-1 (Multi-Family Residential / Planned Development Overlay District)
South	Vacant – Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)
East	Williams Pointe Condominiums	High-Density Residential	R-3 / PD-1 (Multi-Family Residential / Planned Development Overlay District)
West	Vacant - Undeveloped	Community Commercial	C-1 (Community and Highway Service Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a building that is proposed to be approximately 14,221 square feet in area. A trash enclosure is shown in the southeast corner of the property and a monument sign is proposed near the northwest corner of the site.

ACCESS AND PARKING

Access to this site will be from SE Alice’s Road using the shared private road with Kwik Trip to the north. The private road will be extended east to access Gerber Collision and also extended south for future access for development that will occur within Outlot “X.” An access easement is proposed to allow access to and from adjacent sites.

A total of 44 parking spaces are required for this site and they are providing a total of 49 parking spaces including two handicap accessible spaces.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be installed along SE Brick Drive the length of the proposed plat.

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 west 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 41%. The applicant has provided the required number of plantings per the landscaping ordinance, including landscape buffers along the north and east property lines.

ELEVATIONS

The elevations of the building are proposed to be constructed primarily of brick and stone, concrete blocks and EIFS with several overhead doors and storefront glazing. 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 preliminary plat, final plat and site plan for Williams Pointe Commercial Plat I / Gerber Collision subject to remaining staff comments and review of the legal documents