

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Firestone – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: April 19, 2019

MEETING DATE: April 23, 2019

GENERAL INFORMATION

Owner/Developer:

Pavilion Development Company

Project Manager:

Rado Nedkov, CEI Engineering Associates, Inc.

Request:

The applicant is requesting approval of a site plan for an auto repair store.

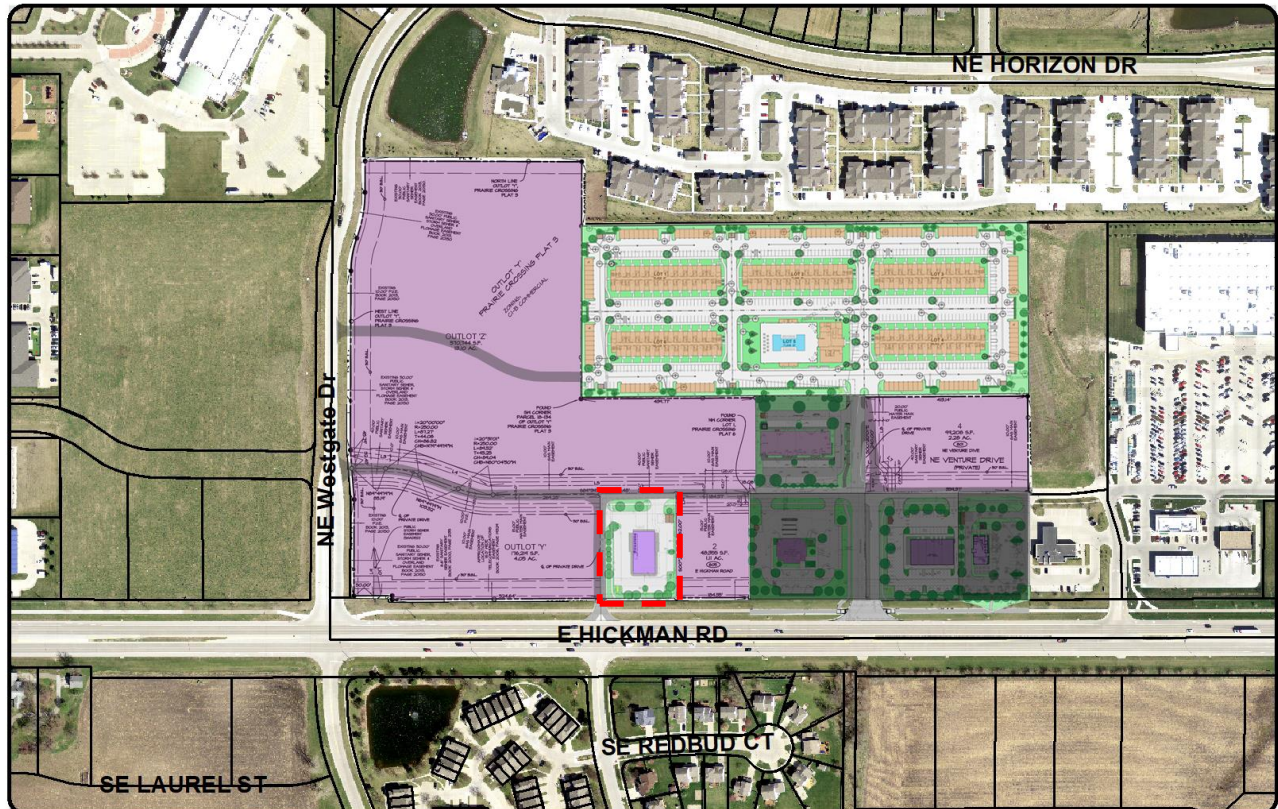
Location and Size:

Property is located north of Hickman Road and west of NE Alice's Road, containing approximately 1.15 acres.

Property Address:

575 E. Hickman 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	Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
North	Vacant - Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
South	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
East	Retail	Mixed Use	C-1B (Large Scale Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a single-story, retail building for a Firestone. The building is proposed to be approximately 5,800 square feet in area. A trash enclosure / used inventory storage is proposed at the northeast corner of the parking lot. A monument sign is shown at the southwest corner of the site along Hickman Road.

ACCESS AND PARKING

Two accesses are provided to this site. One access is provided off of NE Venture Drive and one off of NE Peachtree Drive, both streets are private.

A total of 29 parking spaces are required for this facility, this includes 3 spaces per service bay, 1 space per service vehicle, and 2.5 spaces per 1,000 sq ft of non-service area. The total amount of parking proposed is 36 spaces, including two accessible spaces. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

Five foot wide sidewalks are provided along both the west and north sides of the site, including a connection to the trail along Hickman Road. A pedestrian connection is provided into the site from the sidewalk along NE Peachtree Drive.

UTILITIES

All utilities will be provided to this site. The site plan identifies the water and sanitary sewer connections coming from the mains to the north of the site, along NE Venture Drive. Storm water detention will be accommodated in the existing private detention basins located to the north of this site. The water in these basins eventually drain into the regional basin located just north of NE Horizon Drive and west of NE Alice's Road.

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 20.2%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The proposed building is a single story building. The elevations of the building are proposed to be constructed of brick, Nichiha block, and aluminum storefront system. Overhead doors are proposed on the west and east elevations. Canvas awnings are proposed over the storefront entrance areas. The trash enclosure is proposed to be constructed of brick 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.

STAFF RECOMMENDATION

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