

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Willis Used Auto – Preliminary Plat,
Site Plan & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: July 18, 2019

MEETING DATE: July 23, 2019

GENERAL INFORMATION

Owner: RJW, LLC

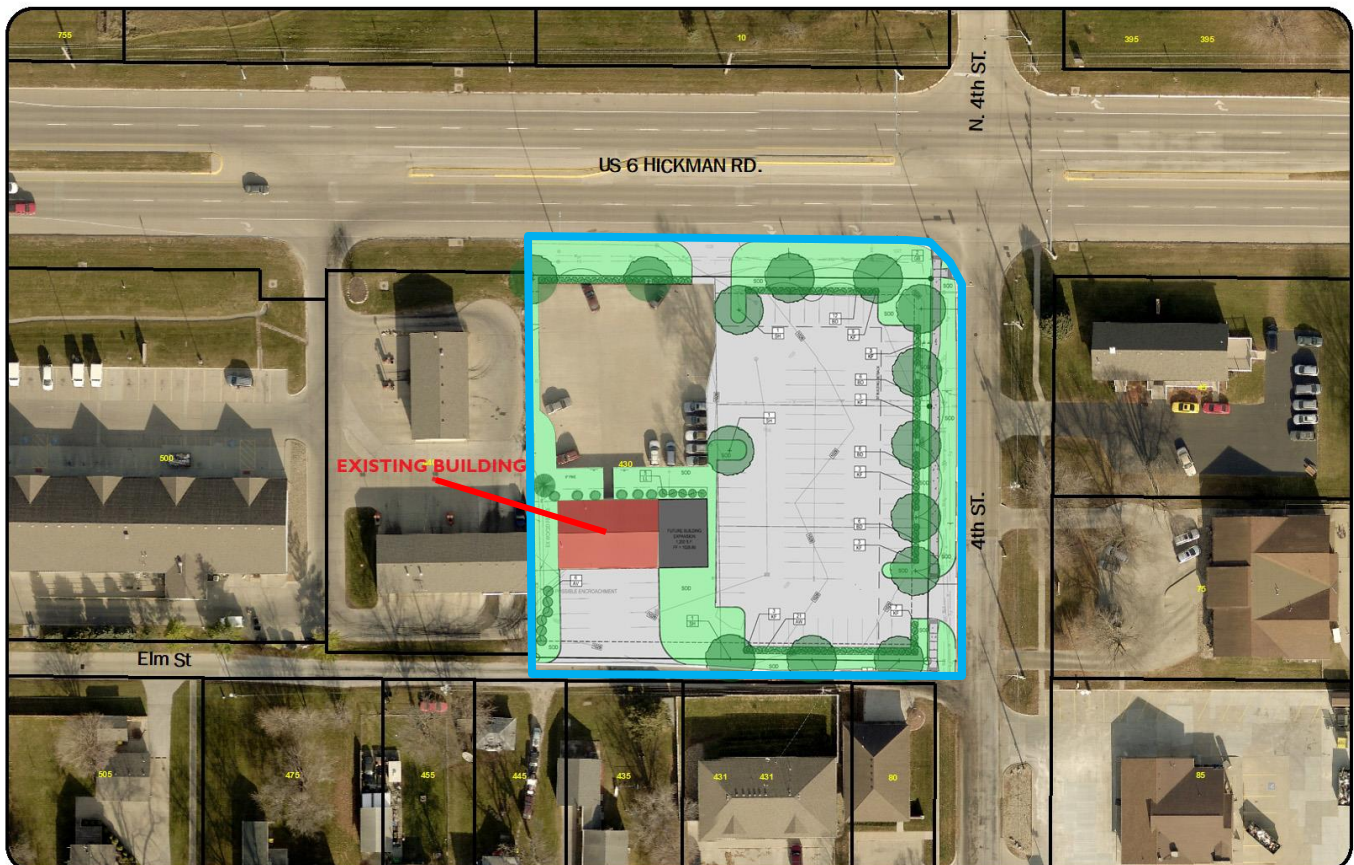
Applicant: Willis Auto

Project Manager: Chuck Bishop, PE – Bishop Engineering

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

Location and Size: Property is located south of Hickman Road and west of 4th Street, containing approximately 1.28 acres.

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	Commercial (Willis Used Auto)	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Commercial (Broderick Animal Clinic)	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Commercial (Offices)	Mixed Use	C-1 (Community and Highway Service Commercial District) and C-1A (Neighborhood Commercial District)
East	Commercial (Church / Daycare)	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Commercial (Car Wash)	Mixed Use	C-1 (Community and Highway Service Commercial District)

HISTORY

The subject site consists of a total of four lots. Two of the lots were previously single-family residences. The lot located at the northeast corner of the site, consisted of one small commercial building, and the lot along the west side of the site consisted of the existing commercial building that remains today. This existing building is used as the sales office for Willis Auto and will remain. All of the other buildings on site have been demolished.

PROJECT DESCRIPTION

The project includes combining all four lots into one lot and paving a parking lot to be used as a sales display lot for vehicles. The site plan shows a possibility of expanding the current sales office at some point in the future. The building expansion will require separate site plan approval at that time.

The proposed sales display lot includes 72 parking spaces, bringing the total parking spaces for sales display on the overall site to 94 spaces.

Other improvements to the site include a new 5-foot wide sidewalk along 4th Street, repaving the existing approach on Hickman Road, paving a new approach off of 4th Street, paving the existing gravel parking lot on the south side of the building, adding landscaping to meet the landscape requirements, and installing additional site lighting throughout.

The final plat identifies one lot that is 1.28 acres in area.

ACCESS AND PARKING

Three accesses will be provided to this site. One off of Hickman Road, one off of 4th Street and one off of Elm Street. The access off of Elm Street is to be used for employees only.

A total of 9 parking spaces are required for this project and 13 spaces are provided, including 2 accessible spaces. The other 94 spaces on site are for sales display.

SIDEWALKS/TRAILS

A five foot wide sidewalk will be constructed along 4th Street with site improvements.

UTILITIES

This site is already serviced will all public utilities.

Storm water detention for the new parking lot will be provided with underground detention. The underground detention is located at the northeast corner of the site.

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 22.4%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

STAFF RECOMMENDATION

The proposed preliminary plat, site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.