

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Stone Prairie Plat 7 Phase 1 – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

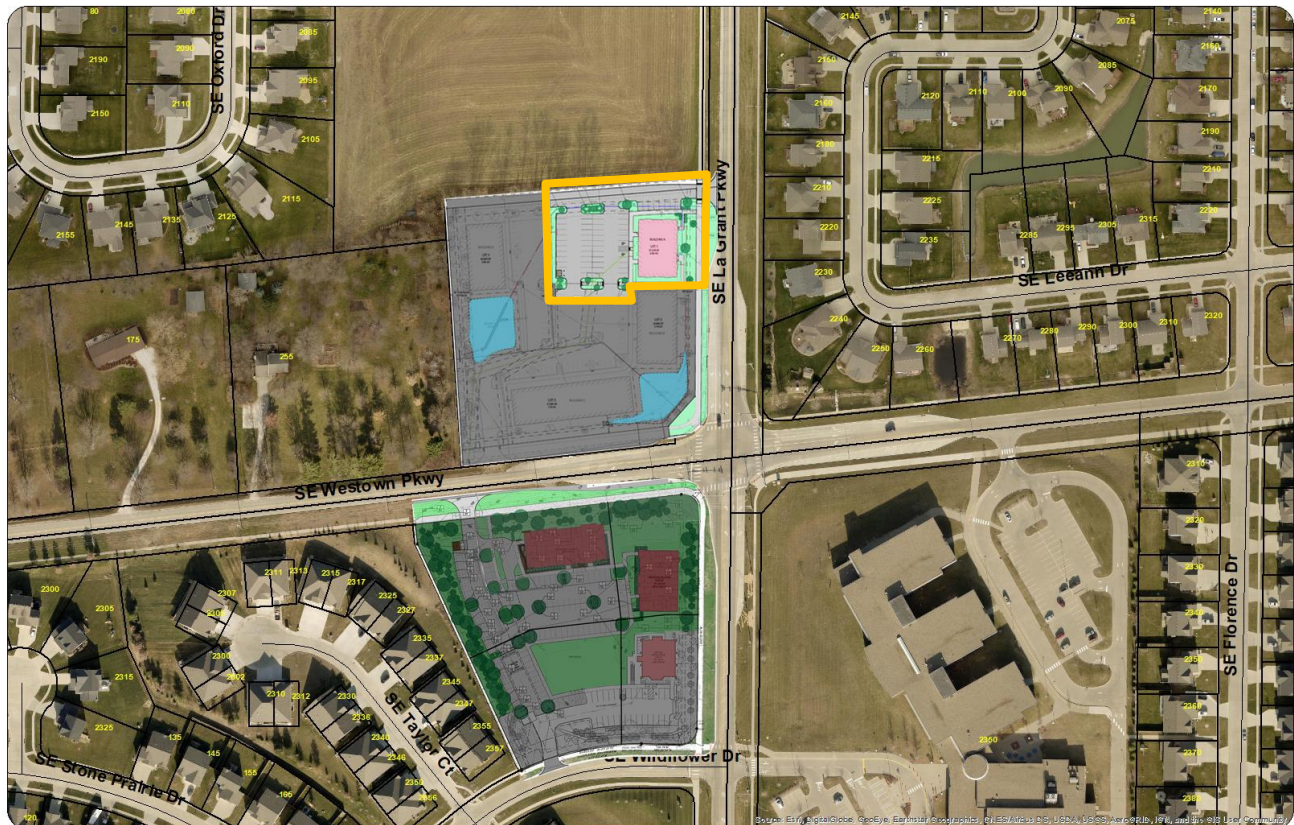
**REPORT DATE:** April 9, 2020

**MEETING DATE:** April 14, 2020

### GENERAL INFORMATION

|                                |   |
|--------------------------------|---|
| <b>Owner:</b>                  | J4 North LLC  |
| <b>Owner:</b>                  | Primus Companies, Inc.  |
| <b>Owner's Representative:</b> | Jake Becker, P.E. – McClure Engineering Company   |
| <b>Request:</b>                | The applicant is requesting approval of a site plan for a medical office building.  |
| <b>Location and Size:</b>      | Property is generally located north of SE Westown Parkway and west of SE LA Grant Parkway, containing approximately 3.66 acres. |
| <b>Property Address:</b>       | 2155 SE L.A. Grant Parkway  |

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **ORANGE**) in relation to the surrounding area.

**LAND USES AND ZONING**

| Location             | Existing Land Use         | Comprehensive Plan        | Current Zoning                                |
|----------------------|---------------------------|---------------------------|---|
| Property in Question | Vacant – Undeveloped      | Neighborhood Commercial   | C-1A (Neighborhood Commercial District)       |
| North                | Vacant – Undeveloped      | Single Family Residential | A-1 (Agricultural District)                   |
| South                | Medical Office Buildings  | Neighborhood Commercial   | C-1A (Neighborhood Commercial District)       |
| East                 | Single Family Residential | Single Family Residential | R-2 (One and Two Family Residential District) |
| West                 | Single Family Acreage     | Single Family Residential | A-1 (Agricultural District)                   |

**PROJECT DESCRIPTION**

The project includes the construction of a single-story medical office building for an orthodontist office on Lot 1 of Stone Prairie Plat 7. The building is proposed to be 6,320 square feet in area. The main entrance is located on the west side of the building.

A trash enclosure is shown at the west side of the lot, within the parking lot.

**ACCESS AND PARKING**

There will eventually be two accesses into this site from the public streets, one off of SE LA Grant Parkway and one off of SE Westtown Parkway, but this project will only include the one off of SE LA Grant Parkway. The other accesses will be constructed with future projects within Stone Prairie Plat 7.

A total of 19 parking spaces are required for the proposed site plan on Lot 1 (3 spaces per 1,000 square feet). A total of 54 parking spaces are proposed. This development has a shared parking agreement and overage from this proposed site plan may apply to future site plans within Stone Prairie Plat 7 if necessary. The proposed site plan meets the parking requirements of the ordinance.

**SIDEWALKS/TRAILS**

No new public sidewalks or trails are proposed with this site plan. A ten-foot wide trail exists adjacent to the property, along the west side of SE LA Grant Parkway. Two private sidewalks are provided off of the public trail along the east side of the site in order to provide pedestrian access into the site. Several sidewalks are proposed interior to the site in order to provide pedestrian connections throughout the parking lot and to the buildings.

**UTILITIES**

This site will be serviced with all public utilities. Water will be brought in from the main along SE LA Grant Parkway. Sanitary sewer will be provided from the main located to the south at SE Westtown Parkway. Storm water will be collected in the two detention basins provided within the overall plat.

**LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed with Phase I is 24%. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS**

The elevations of the building are proposed to be constructed of masonry veneer, Nichiha panels, aluminum composite panels, EIFS and glass. The trash enclosure is proposed to be constructed of the Nichiha panels 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 Neighborhood Commercial. The Neighborhood Commercial classification provides a variety of uses that would serve the surrounding neighborhoods and provide day-to-day goods and services for residents.

**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.