



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Elite Eye Care – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: August 7, 2020

MEETING DATE: August 11, 2020

GENERAL INFORMATION

Owner: Hawthorne Pointe, LLC

Applicant: Elite Eye Care

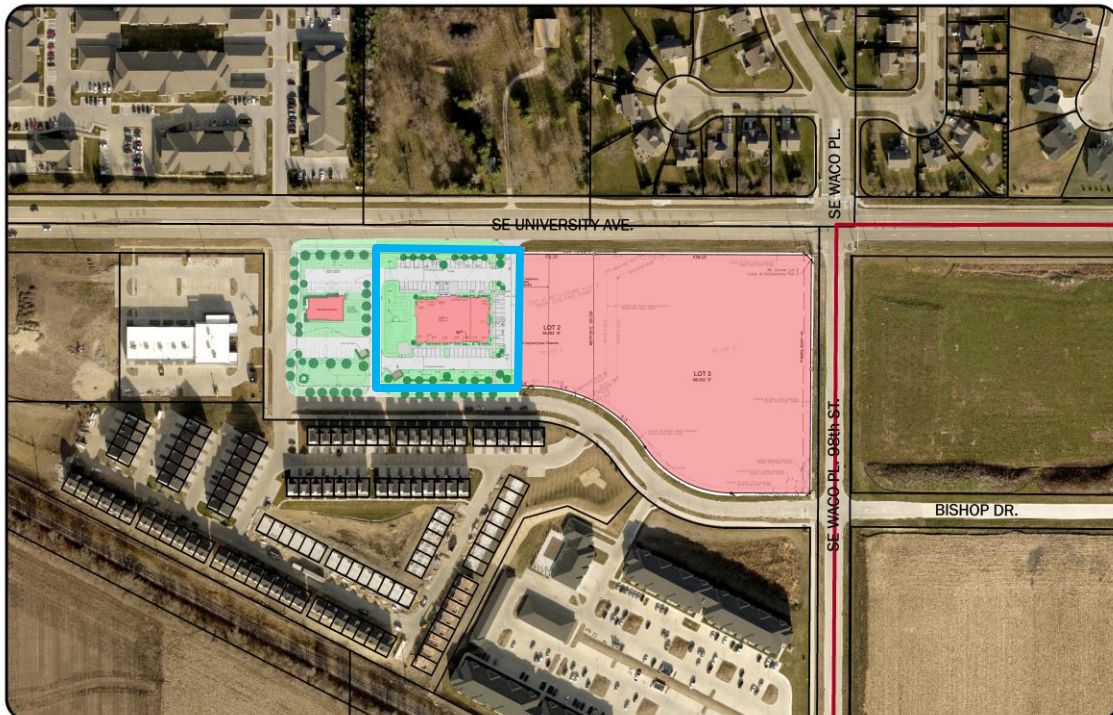
Owner's Representative: Korey Marsh, PE – Snyder & Associates, Inc.

Request: The applicant is requesting approval of a site plan for an optometrist office.

Location and Size: Property is generally located south of SE University Avenue and west of SE Waco Place, containing approximately 1.72 acres.

Property Address: 1350 SE University Avenue

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Multi-Family Residential / Single Family Residential	High Density Residential / Single Family Residential	R-3 / PD-1 (Multi-Family Residential District / Planned Development District); C-4 / PD-1 (Office Park Commercial District / Planned Development District); R-2 / PD-1 (One and Two Family Residential District / Planned Development District)
South	Apartments / Townhomes	Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Vacant – Undeveloped	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
West	Commercial	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

PROJECT DESCRIPTION

The project includes the construction of a single-story, multi-tenant building. The building is proposed to be about 13,500 square feet in area. The majority of the building will be the space for Elite Eye Care (10,080 sq ft) and a smaller tenant space (3,436 sq ft) will be available for a future tenant. The main entrance to the building is located on the north side, facing SE University Avenue.

A trash enclosure is proposed at the southwest corner of the site and a monument sign is shown at the northeast corner of the site, along SE University Avenue.

ACCESS AND PARKING

There are two accesses into this site from the public streets. One is located to the south off of SE Bishop Drive and this is a shared access with the dentist office to the west. The other access is located to the north off of SE University Avenue.

A total of 41 parking spaces are required for this facility. The total amount of parking proposed is 63 spaces including 3 accessible stalls. The site plan also identifies a bicycle rack located on the north side of the building. The proposed site plan meets the parking requirements. The site plan also calls out an area at the south side of the site as future parking; this includes a possibility of 18 spaces if needed at some point in the future.

SIDEWALKS/TRAILS

Five foot wide sidewalks will be installed along SE Bishop Drive on the south and SE University Avenue on the north. Sidewalks are proposed interior to the site in order to provide pedestrian connections from the parking lot to the proposed building and around the building.

UTILITIES

This site will be serviced with all public utilities. Water and sanitary sewer will be brought in from the mains located to the south along SE Bishop Drive. Storm water detention will be provided with a detention basin located at the west side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 39%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of composite wood siding, brick, architectural metal accents, aluminum storefront system and a metal roof.

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 Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Elite Eye Care subject to remaining staff comments.