



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Unleashed Pets – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** June 21, 2023

**MEETING DATE:** June 27, 2023

### GENERAL INFORMATION

**Owner:**

Coralville AAP, LLC

**Applicant:**

Downing Construction, Inc

**Owner's Representative:**

Jason Ledden, P.E. – Snyder & Associates, Inc.

**Request:**

The applicant is requesting approval of a site plan for a commercial building for an animal boarding/daycare facility.

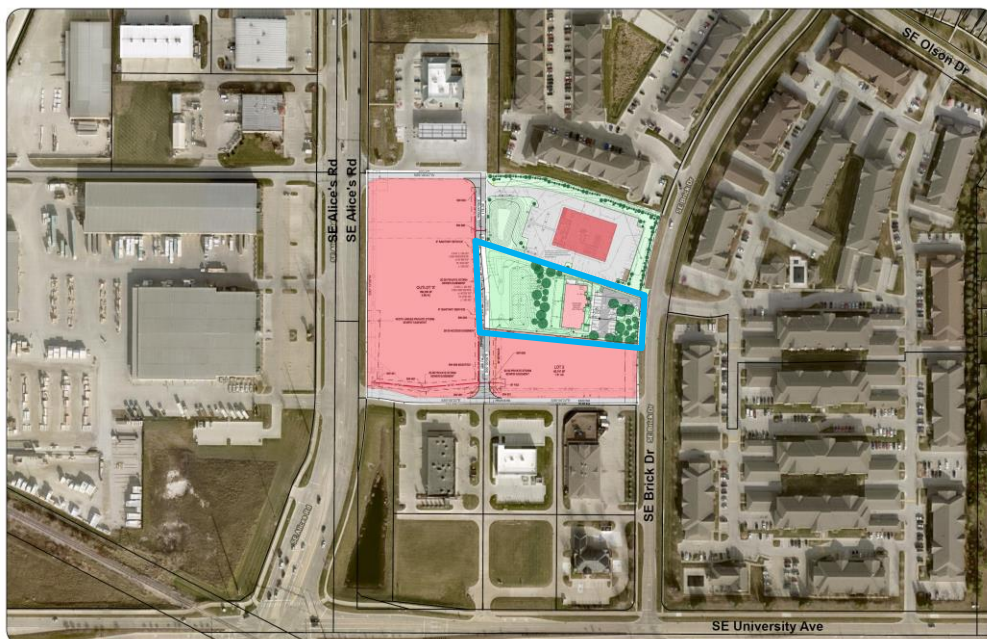
**Location and Size:**

Property is generally located north of SE University Avenue and east of SE Alice's Road, containing approximately 1.49 acres.

**Property Address:**

970 SE Brick Drive

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed site plan (outlined in **BLUE**).

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

**PROJECT DESCRIPTION**

The project includes the construction of a single-story building that is 5,970 square feet in area. The building is 24-feet in height. The building will be used for pet daycare, boarding and grooming. There is also open play time where people can come grab a beverage and hang out with their dog in the designated play area. The main entrance to the building is located along the east side.

Behind the building, or just to the west of the building, are the outdoor dog areas. These areas will be enclosed with a 6-ft tall, grey vinyl, privacy fence. The outdoor play area is approximately 3,500 square feet in area.

A trash enclosure is proposed along the north side of the site.

**ACCESS AND PARKING**

One access will be provided into the site off of SE Brick Drive.

A pedestrian connection will be provided into the site from the sidewalk along SE Brick Drive.

A total of 19 parking spaces are required for the proposed site plan. The total amount of parking proposed is 19 spaces, including 1 accessible space. In addition, the applicant has shown potential for 5 future parking spaces off of the private access drive to the west if necessary. A sidewalk will be provided to these spaces if this is something that is needed in the future.

**UTILITIES**

This site will be serviced with all public utilities. Storm water detention is provided with a detention basin located along the west of the subject 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 74%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

### **ELEVATIONS**

The elevations of the building are proposed to be constructed mostly of brick, stone, metal panel, and glazing.

### **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 Unleashed Pets subject to remaining staff comments.