

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stivers Body Shop – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: May 18, 2018

MEETING DATE: May 22, 2018

GENERAL INFORMATION

Applicant / Owner:

Stivers Iowa Real Estate, LLC

Engineer:

Michael Wahlert, Bishop Engineering Company, Inc.

Request:

The applicant is requesting approval of a site plan for an auto body shop and display lot.

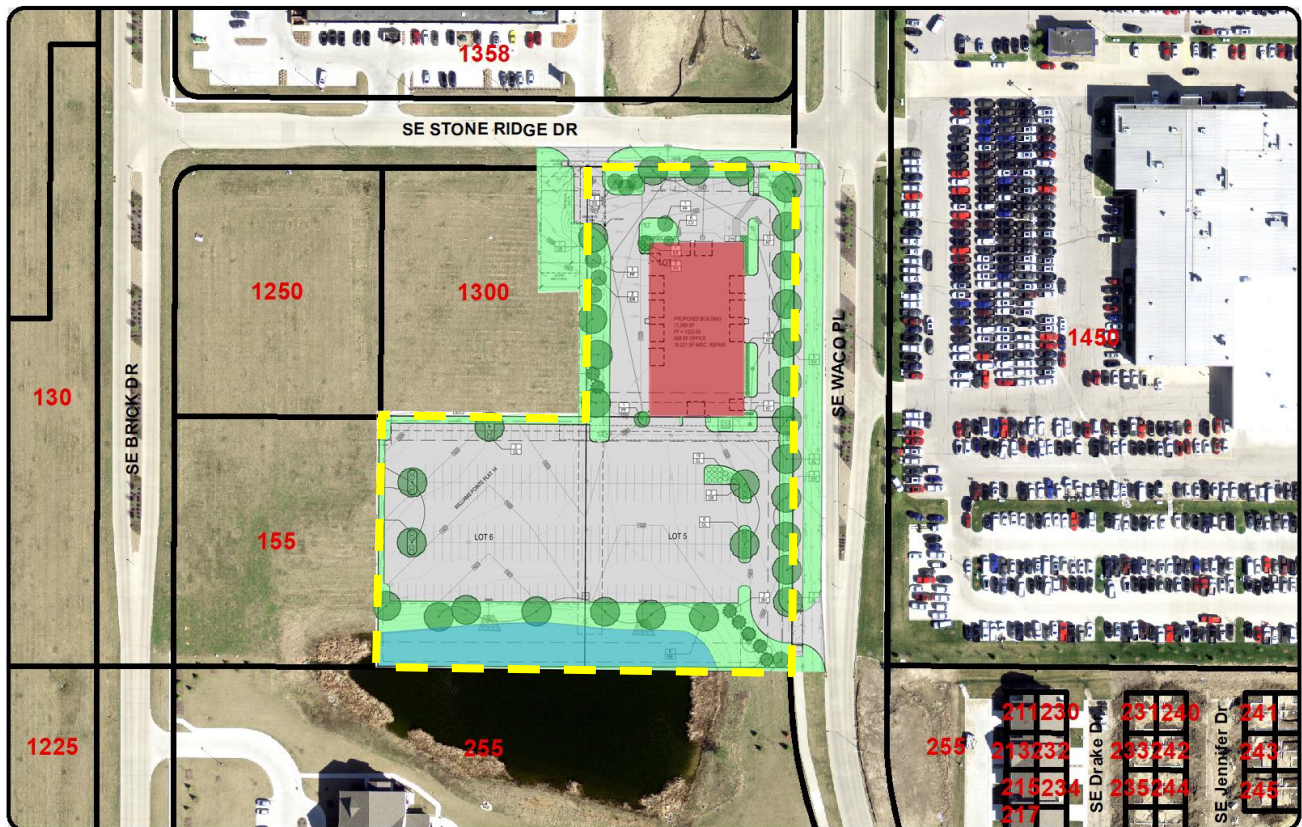
Location and Size:

Property is generally located west of SE Waco Place and south of SE Stone Ridge Drive, containing approximately 3.79 acres.

Property Address:

1350 SE Stone Ridge Drive

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped / Stivers Overflow Display Lot Parking	Neighborhood Residential	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development Overlay)
North	Retail	Neighborhood Residential	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development Overlay)
South	Alice Place Senior Living	Neighborhood Residential	R-3 / PD-1 (Multi-Family Residential District / Planned Development Overlay)
East	Stivers Ford Lincoln Auto Dealership	Neighborhood Residential	C-1 (Community & Highway Service Commercial District)
West	Vacant / Undeveloped	Neighborhood Residential	C-1 / PD-1 (Community & Highway Service Commercial District / Planned Development Overlay)

HISTORY

The subject property is currently used as an overflow parking area for Stivers. They recently submitted for approval of a site plan to pave a parking lot on the subject site. However, since the time of receiving approval of that site plan, they have decided to expand their business by adding a separate auto body shop and adding a display parking lot within the same project. The site today is still undeveloped.

PROJECT DESCRIPTION

The project involves the construction of one single-story building to be used as an auto body shop. The building is approximately 17,000 square feet in area and will include an office that makes up approximately 868 square feet of the overall building. The remaining 16,221 square feet will be made up of repair space.

The other part of the project includes the paving of a sales display lot. The site plan identifies a total of 204 parking spaces for displaying vehicles for sale.

ACCESS AND PARKING

Two driveways are proposed to provide access to this site. One will be located off of SE Stone Ridge Drive and the other off of SE Waco Place.

The parking ordinance requires 3 parking spaces per service bay, 1 space per service vehicle, and 2.5 spaces per 1,000 square feet of non-service area. The total amount of parking required per the Ordinance is 31 parking spaces. The site plan identifies a total of 235 parking spaces to be provided across the entire site. The parking provided meets the requirements of the Ordinance.

SIDEWALKS/TRAILS

A 5 foot wide sidewalk will be constructed along SE Stone Ridge Drive as part of the site improvements. An existing 10 foot wide trail exists along SE Waco Place. Pedestrian ramps will be provided at the southwest corner of SE Waco Place and SE Stone Ridge Drive in order to provide a crossing to both the north and the east. A pedestrian connection will provide access into the site from the sidewalk along SE Stone Ridge Drive.

UTILITIES

All utilities are available at this site and services will be brought in to the site to serve the proposed building. Storm water will be detained in the existing detention basin located on the south side 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 approximately 30%. Landscaping is being provided per the requirements of the landscape ordinance.

ELEVATIONS

The elevations are proposed to be constructed mainly of metal panels in gray and blue. The front entrance of the building includes white EIFS. The trash enclosure will be composed of split face concrete block and a composite wood gate.

The building includes several overhead doors to provide vehicle access to the service shop.

LIGHTING

A photometric plan has been provided that meets the requirements of the lighting ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Stivers Body Shop subject to remaining staff comments.