

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** February 4, 2025  
**Subject:** Commercial Corridor Design Review Overlay District Site Plan – Lot 2 in Block 1 of Wiese Addition

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Java Companies LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 2 in Block 1 of Wiese Addition near the intersection of 6<sup>th</sup> Street and LeFevre Drive. The Development Review Team recommends approval including the following exceptions from code:

- Minimum Lot Size of 58,955 square feet (60,000 required per Sec. 94-135 / Sec. 94-393)
- Minimum window glazing (Sec. 94-165.7(d))

## **Item Details:**

The proposed development is located along 6<sup>th</sup> Street near the intersection with a future extension of LeFevre Drive. The 1.35-acre (58,955 square foot) corner lot is located within a Business B-4 Highway district and the Commercial Corridor Design Review Overlay District. Site plans presented within the overlay district must be reviewed by the Planning Commission and City Council for compliance with Sec. 94-165 and other applicable zoning ordinances.

The proposed development includes two buildings. Building 1 is a proposed 2,460 square foot quick service drive thru restaurant. Building 2 is a proposed 2,460 square foot coffee drive-thru. Drive thru lanes for the two uses will run adjacent to each other entering the west side of Building 1 and wrapping around the south and east sides. The drive-thru lanes meet minimum required stacking. Parking is located to the north of each building. The development proposes a shared access drive with the adjacent property to the north. The location of the shared access drive is preferred due to the alignment with a future private street opposite of LeFevre Drive. The approved width of the shared access drive is determined by the city engineer subject to the engineering design standards criteria. The shared access drive will require a shared access easement with the property to the north. Failure to acquire a shared access easement will require the relocation of the access drive to LeFevre Drive.

The development shall meet design standards established in Sec. 94-165 Commercial Corridor Design Review Overlay District in addition to all standard and supplemental

zoning ordinances. The overlay district standards include parking location standards, building placement standards, building scale and design standards and other standards for on-site improvements such as lighting, fencing and patios.

The proposed development meets City code with the following exceptions:

- Lot Size (Sec. 94-135 / Sec. 94-393)  
Sec. 94-393 states that where a block, lot or tract is to be occupied by two or more buildings of similar use, character and architecture, each principal building shall have the minimum lot area as required for a single building on a single lot.

The minimum lot size for a lot in the B-4 district with frontage on a non-arterial right-of-way is 30,000 per Sec. 94-135. With two buildings, 60,000 square feet is required. The existing lot is 58,955, or 1,045 square feet short of the required size. The proposed site plan meets all required setbacks, parking, stacking and landscape ordinances. The lot meets the required minimum lot width.

The development review team is supportive of the exception request.

- Window Glazing (Sec. 94-165.7(d))  
Sec. 94-165.7(d) states that the total area of windows and doors on the street-facing facade, including trim, shall not be less than 20 percent of the total area of the facade, excluding gables.

The proposed south facing facades are 733 square feet requiring at least 146.6 square feet of window glazing. Each façade is proposed with three windows totaling only 111 square feet, roughly 15 percent of the total area of the façade. Proposed awnings located above each window will add to the visible size and aesthetics of the corridor facing façade.

The development review team is supportive of the exception request.

The Planning Commission makes recommendations on site plans within the Commercial Corridor Design Review Overlay District. Any action taken is a recommendation to the City Council who will hold a subsequent public hearing prior to final action.

**Supporting Documentation:**

Hearing Notice – Planning Commission

Application Checklist

Location Map

Site Plan

Architectural Plan

Elevations

Renderings

Adjacent Photos