

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 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 revised 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 6th 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 6th 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.

A site plan was reviewed and approved by the Planning Commission in February 2025. Since then, the site plan has changed according to refined plans for a future tenant.

The changes include the separation of drive thru-lanes from one combined lane into two independent lanes; the reduction in size of the two proposed buildings; and reduction to off-street parking.

The original site plan included a combined drive-thru lane for the two proposed uses. This included a dual-lane entrance to the west of the buildings, a single-lane exit between the two buildings, and a dual-lane exit to the east of the buildings. A prospective tenant's development model has altered the proposed drive thru-lanes with two independent lanes now proposed to wrap around both buildings. The re-orientation of the drive thru-lanes will result in a slight reduction of off-street parking and slight

increase of landscape setback from US Highway 14. In addition, the buildings will be slightly narrowed.

The original site plan included 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 revised plans include proposed window glazing on the south facing façade of building 1 of approximately 14%. The original south elevation included 15% window glazing. The proposed window glazing on the south facing façade of building 2 is approximately 15%, the same as originally proposed. Additional windows have been added to the west facing facade of building 1 along LeFevre Drive.

The development review team is supportive of the revised site plan.

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 – Revised

Site Plan – PC Approved

Elevations

Renderings

Adjacent Photos