

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** May 27, 2025

**Subject:** Commercial Corridor Design Review Overlay District Site Plan – Lot 2 in Block 1 of Wiese Addition

**Presenter:** Mike Struck, Community Development Director

## **Summary and Recommended Action:**

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 Planning Commission voted 9-0 recommending approval including noted exceptions. The Development Review Team recommends approval including the following exceptions from code:

- Minimum Lot Size of 58,955 square feet (60,000 required per Section 94-135 / Section 94-393).
- Minimum window glazing (Section 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 Section 94-165 and other applicable zoning ordinances.

The site plan includes the following necessary exceptions:

- Lot Size (Section 94-135 / Section 94-393)  
Section 94-393 states 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 Section 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 (Section 94-165.7(d))  
Section 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 plans include proposed window glazing on the south facing façade of building 1 of approximately 14%. The proposed window glazing on the south facing façade of building 2 is approximately 15%. The presence of awnings above the corridor facing windows will add to the visual appearance of the windows making them look larger and closer to the required 20%. Additional windows have been added to the west facing facade of building 1 along LeFevre Drive.

The development review team is supportive of the exception request.

**Supporting Documentation:**

Hearing Notice – City Council  
Hearing Notice – Planning Commission  
Planning Commission Minutes  
Application Checklist  
Location Map  
Site Plan  
Elevations  
Renderings  
Adjacent Photos