

PLANNING COMMISSION REPORT
Public Hearing Item

PC Staff Report
05/23/16

**ITEM NO. 3 FINAL DEVELOPMENT PLAN FOR WESTRIDGE WASH, LUBE, & AUTO
SALES; 3530 W 6TH ST (KES)**

FDP-16-00103: Consider a Final Development Plan for Westridge Wash, Lube & Auto Sales. The site, located at 3530 W. 6th Street, contains approximately 0.77 acres. Submitted by Grob Engineering Services, LLC, for Westridge Lawrence, LLC, the property owner of record.

STAFF RECOMMENDATION: Planning staff recommends approval of the Final Development Plan based upon the findings of fact presented in the body of the Staff Report subject to the following conditions:

1. Provision of an executed Site Plan Performance Agreement prior to the recording of the Final Development Plan.

Applicant's

Reason for Request: *The owner desires to move an existing building and construct a new building where the easement is located.*

Design Standards to Consider

- Consistency with approved Final Development Plan, FDP-04-08-04.
- Consistency with Article 10 of the 1966 Zoning Ordinance.
- Consistency with standards in the 2006 Development Code.

KEY POINTS:

- The property is zoned PCD (Planned Commercial Development).
- The Final Development Plan is a revision to the previously approved Final Development Plan.
- Final Development Plan for projects with previous approvals prior to the adoption of the 2006 Land Development Code require Planning Commission approval.

ASSOCIATED CASES

- Raco Westridge Addition: Final Development Plan.
- LS-04-03-05: Lot Split, Westridge Number Six Subdivision.
- FDP-04-08-04: Westridge Number Six Subdivision. Recorded on June 21, 2004.

OTHER ACTION REQUIRED

- When conditions have been met, the Final Development Plan will be recorded at the Douglas County Register of Deeds Office and released to Development Services for processing of building permits.
- Submittal of building permit application and construction plans. Construction may commence only after building permits have been issued.

PUBLIC COMMENT

- No public comment was received prior to the printing of this staff report.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study was not required as the proposed development was similar to that shown on previously approved Preliminary Development Plan.
- *Downstream Sanitary Sewer Analysis* – Study was not required.
- *Drainage Study* – Study was not required.

GENERAL INFORMATION

Current Zoning and Land Use: PCD-[Westridge] (Planned Commercial Development) District; Westridge Wash and Lube.

Surrounding Zoning: North: RS7 (Single-Dwelling Residential) District; *Detached Dwellings* and PDC-[Westridge]; *Multi-Dwellings*.

East: PCD-[Westridge] (Planned Commercial Development) District; *Restaurant, Bank*.

South: CS (Commercial Strip) District; *Commercial Strip Center, Westlake Hardware*.

West: GPI (General Public and Institution) District; *Fire Station*.

(Figure 1)

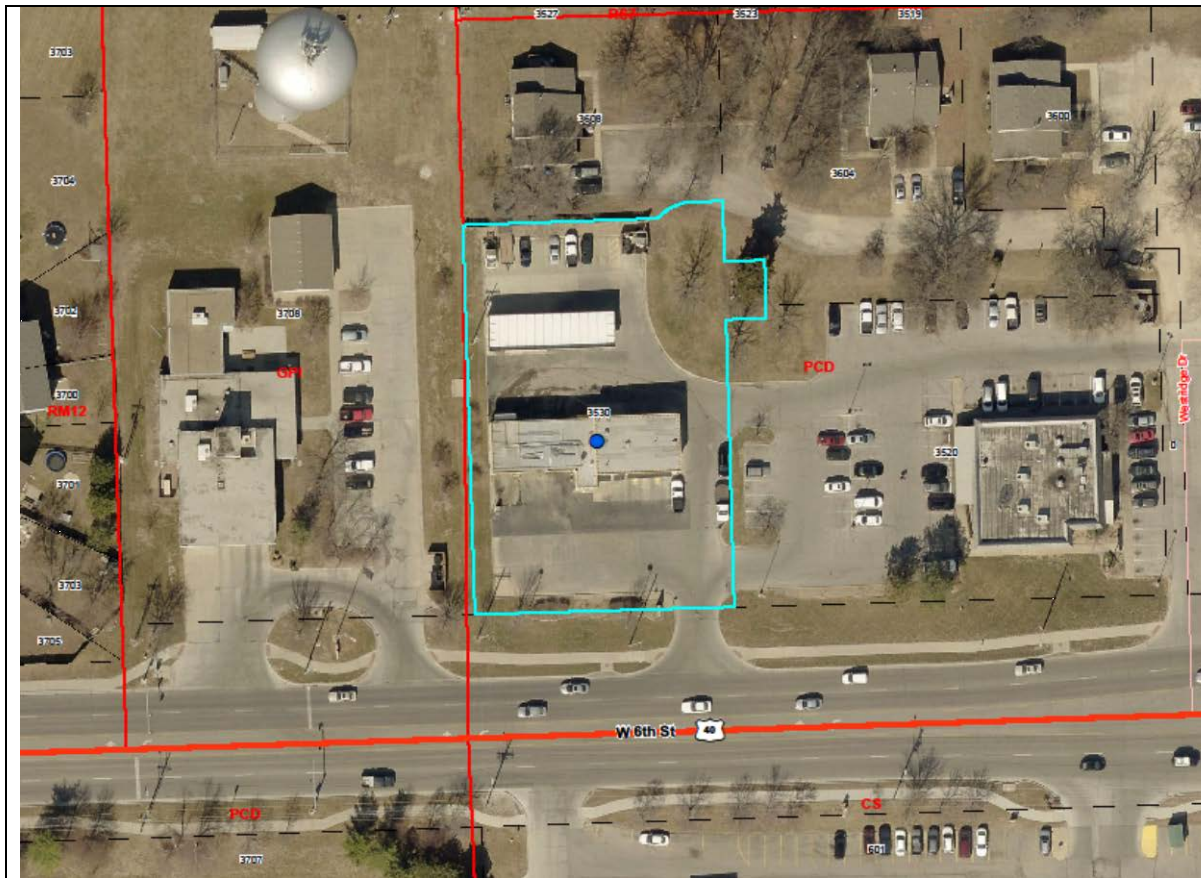


Figure 1. Zoning in the area.

STAFF SUMMARY

The revision to the previously approved Final Development Plan (FDP-04-08-04), proposes a new 36' X 70' service building on the northeast portion of the lot. The placement of the new structure will be an encroachment into open space which means there will be a reduction in the common open space that was approved on the previous Final Development Plan per Section 1013(b), Article 10 of the 1966 Zoning Ordinance. A reduction in common open space requires the revision to be heard by the Planning Commission.

SITE SUMMARY			
	Existing	Proposed	Change
Land Use:	Developed Car Wash	Car Wash, Lube and Sales	No
Land Area:	33,528 sq. ft.	33,528 sq. ft.	---
Total Building:	4,693 sq. ft. (13%)	5,719 sq. ft. (17%)	+ 1,026 sq. ft.
Total Pavement:	19,814 sq. ft. (59%)	19,814 sq. ft. (59%)	---
Total Impervious Area :	24,507 sq. ft. (74%)	25,133 sq. ft. (75%)	+ 626 sq. ft.
Total Pervious Area:	8,983 sq. ft. (26%)	8,395 sq. ft. (26%)	- 588 sq. ft.

PARKING SUMMARY			
Use	Req. per Sec. 20-902	Parking Required	Parking Provided
<i>Car Wash</i>	2 spaces per service bay 2 spaces per car wash 1 space per 500 Sq. ft. Open Rental/Sales area	4 Service Bays 1 Car wash 324 sq. ft. open sales (2 spaces)	8 spaces/service 2 spaces/wash 1 space /sales Total 11 Spaces
Bicycle	0	0	0
ADA Spaces	Req. per Sec. 20-912	1 accessible space	1 provided

STAFF REVIEW

The property addressed as 3530 W. 6th Street includes an existing Car Wash. The proposed development includes relocating two vacuum bays and constructing a new 36' X 70' service building on the north portion of the lot just to the west of the open space. (**Figure 2**)

There is a cross-access/utility easement that was dedicated in a previous plat but has not been used. Replatting has split the property and the access was blocked by a dumpster and privacy fence. A vacation of easement request accompanies the Final Development Plan application and is scheduled for the June 7th City Commission meeting.

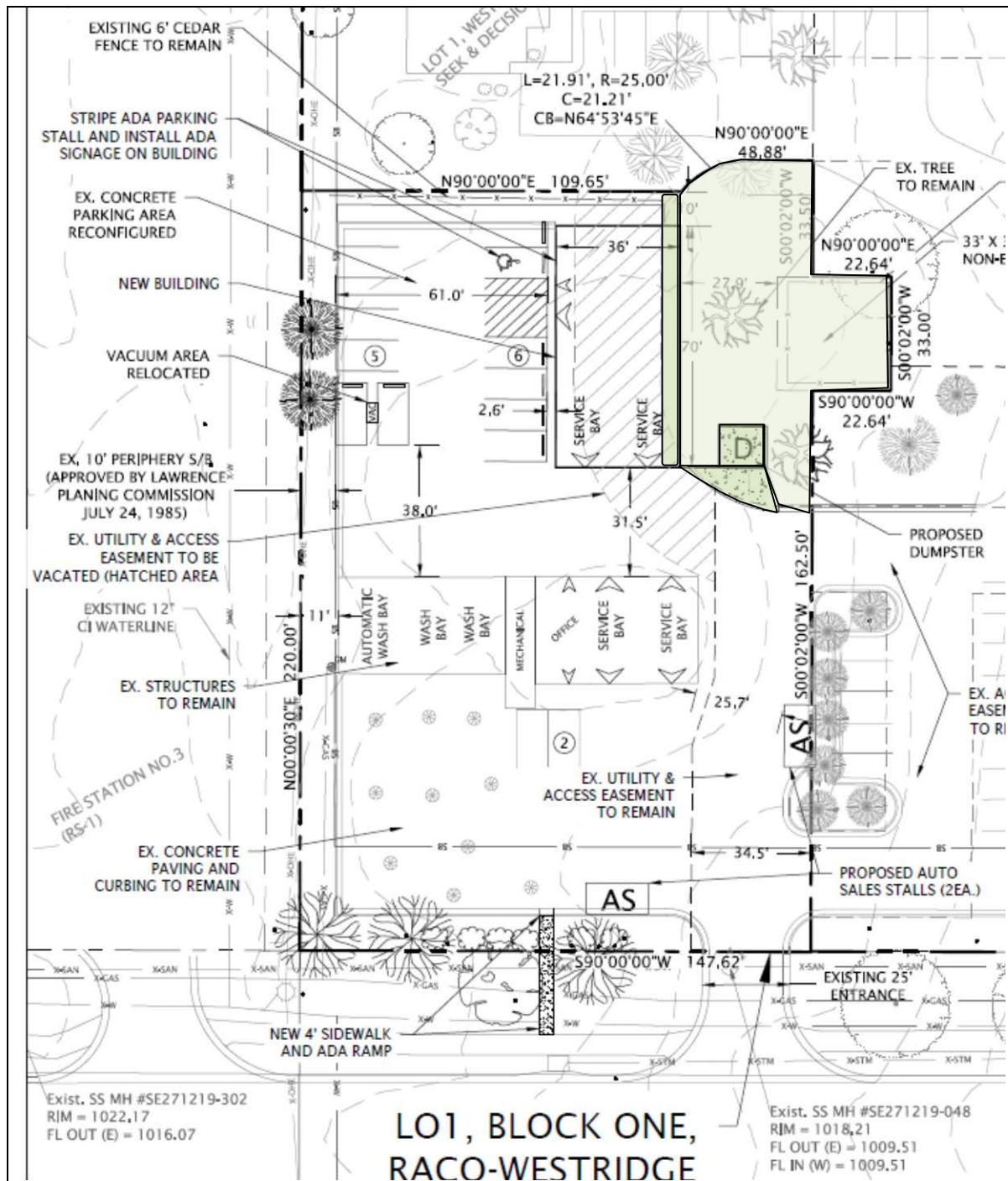


Figure 2. Proposed development and common open space encroachment. (shaded darker green) Remaining open space on the lot is lighter green.

Common Open Space

Per Section 20-701(j) of the Development Code, a minimum of 20% of the total site area must be provided as Common Open Space. This is defined as being open space that is available for the use and enjoyment of all the tenants of the development. The plan identifies the Common Open Space that was approved with the previous plat on this lot. (**Figure 2**).

The proposed building and dumpster location will encroach into the common open space set aside on the previously approved Final Development Plan. The building encroaches by approximately 5' X 70' along the edge of the existing open space resulting in a reduction of roughly 350 sq. ft. of open space. The new dumpster location will also encroach into the open space for an additional reduction of approximately 120 sq. ft. The total reduction in open space will be 470 sq. ft. (**Figure 2**).

Access and Circulation

The property access will remain the same. Parking is being provided to the west of the proposed service building.

Pedestrian Connectivity

A sidewalk connection to existing sidewalk on W. 6th St. has been included with this proposal.

Lighting

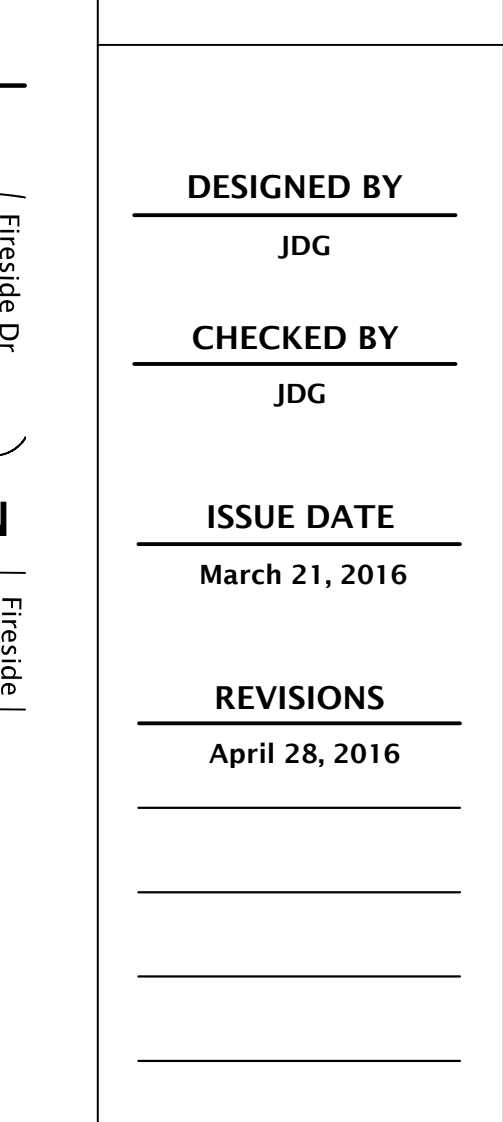
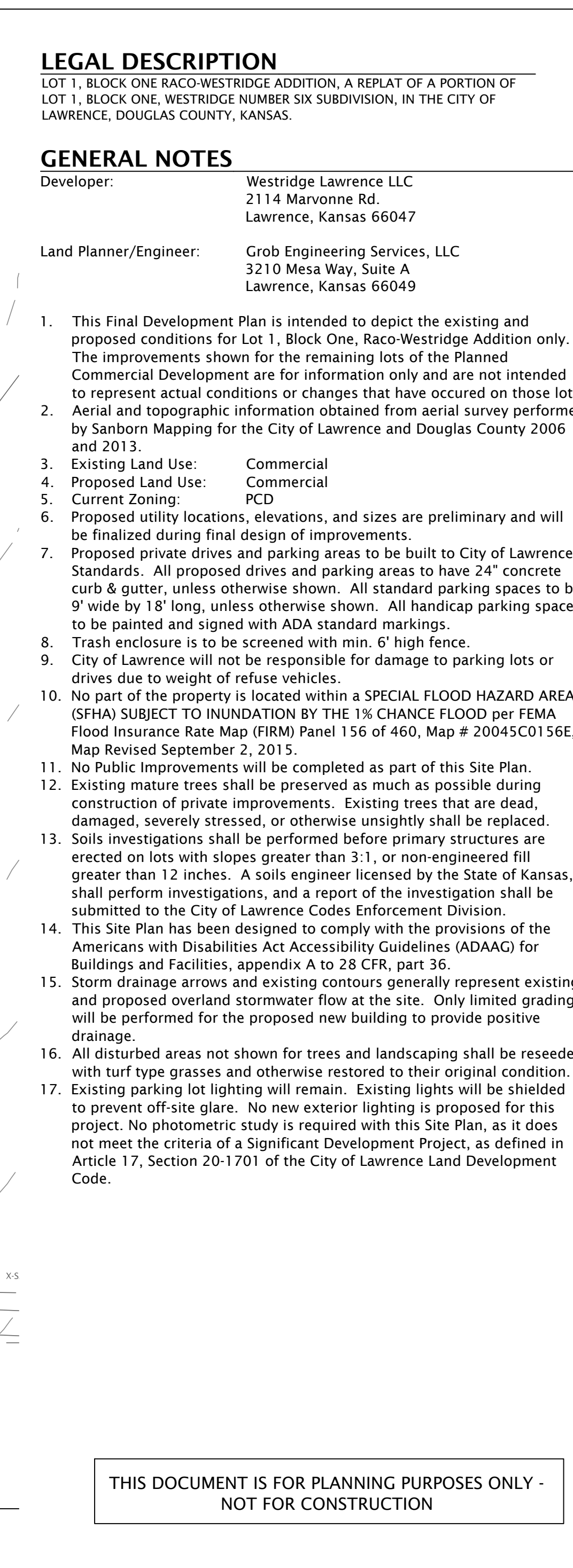
No exterior lighting is being proposed with this plan.


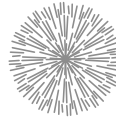



Landscaping

No proposed changes to landscaping. The existing landscaping is to remain.

Conclusion

The development proposed with this Final Development Plan conforms with the previously approved Final Development Plan and is compliant with the provisions of the Development Code.



LANDSCAPING SCHEDULE			
SYMBOL	QUANT.	NAME	SIZE & COND
	2	EXISTING OAK	VARIES
	2	EXISTING CEDAR/PINE	VARIES
	4	EXISTING MAPLE?ASH	VARIES
	1	EXISTING REDBUD	VARIES
	4	EXISTING SHRUB	VARIES

IMPERVIOUS SURFACE SUMMARY			
EXISTING SUMMARY	AREA (SQ. FT.)	SUMMARY AFTER PROJECT COMPLETION	AREA (SQ. FT.)
Existing Building	4,693	Proposed Buildings	5,719
Existing Pavement	19,814	Proposed Pavement	19,414
Existing Impervious	24,507	Proposed Impervious	25,133
Existing Pervious	8,983	Proposed Pervious	8,395
Property Area	33,528		33,528
BUILDING COVERAGE 14% IMPERVIOUS LOT COVERAGE 73%		BUILDING COVERAGE 17% IMPERVIOUS LOT COVERAGE 75%	