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.

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)
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

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

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