



**STAFF REPORT**  
**PLANNING AND ZONING COMMISSION**  
For the October 22, 2014 meeting

**TO:** Planning and Zoning Commission Members  
**FROM:** Sheena Danzer, Zoning Administrator  
**SUBJECT:** Site Plan request for 6400 Hickman, Unity Point Clinic NW at Windsor Crossing

**GENERAL INFORMATION**

Applicant: Hurd Windsor LLC / Knapp Windsor LLC  
Application Date: October 2014  
Location: 6400 Hickman Road- first plat at Windsor Crossing  
Zoning: CC, Community Commercial in the Hickman Overlay District  
Proposed use: Medical office- 9,890 square feet

Requested Action: Site plan approval- recommendation to City Council

**Quick Summary:**

The purpose of this item is to review the site plan application for 6400 Hickman Road and make a recommendation to City Council.

The property is zoned for medical offices. The property falls within the scope of the Hickman Overlay District standards.

**DEVELOPMENT COMMITTEE REVIEW**

The Development Committee met on October 13, 2014 with the applicant to discuss the project. The Development Committee is an advisory board to the Planning and Zoning Commission and City Council. The committee had no major concerns. Comments from the committee consisted of the roof style of the building and on-site stormwater.

The Hickman overlay standards state in architectural requirements *“using roof details such as cornices, caps, or parapets at the top of the building (no flat roofs are permitted)”* and also states in the same section *“corporate franchise design where the building functions as a trademark shall be permissible only if it incorporates architectural elements, which are compatible with the overall theme and uniqueness of the development.”* With the last statement, the Development Committee had decided as long as the clinic meets that requirement; the flat roof would be permissible.

The question of adding permeable pavers was asked and response from the applicant was because of soils in the area, a detention would still be needed even if permeable pavers were to be installed. The soil is pretty compact in the 63<sup>rd</sup> and Hickman area which would not allow as much infiltration into the pavers as expected. Without proper functioning pavers, the cost to maintain would not be feasible. The detention area is proposed to have a water quality element to help treat the water before entering the detention and storm intake. What you would call a “treatment train.” The city engineer reviews the stormwater calculations to ensure our ordinance is being met.

**APPLICABLE SECTIONS**

**177.02 SITE PLAN REVIEW PROCEDURE.**

1. Purpose. The Site Plan Review Procedure provides for special review in addition to plan review required by other sections of this Code of Ordinances of projects that have potentially significant effects on traffic circulation or a significant effect on land uses in adjacent neighborhoods. The procedure provides for review and evaluation of site development features and possible mitigation of unfavorable effects on surrounding property.
2. Administration. The Zoning Administrator shall review, evaluate, and act on all site plans submitted pursuant to this procedure. The Planning and Zoning Commission shall review site plans and shall transmit its recommendation to the City Council for approval.

*Site Plan Review Procedure further states the following:*

“The Zoning Administrator, or his/her designee, Planning and Zoning Commission, and City Council may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening; installation of erosion control measures; improvement of access or circulation; rearrangement of structures on the site; or other modifications deemed necessary to protect the public health, safety, welfare, community character, property values, and/or aesthetics.”

**Hickman Corridor Overlay District**

**170.01 INTENT.** The Hickman Corridor Overlay District Standards contained in this chapter constitute an overlay zoning district. They shall operate in conjunction with any underlying zoning district, and all other applicable regulations remain in effect. If provisions of the Hickman Corridor Overlay District Standards conflict with the underlying zoning, the Hickman Overlay District Standards shall prevail. The overall objective is to have an atmosphere that is safe, convenient, energetic, and attractive through the integration of uses and eclectic architecture and to creatively handle storm water drainage issues in an environmentally sound manner. The intent of the Hickman Corridor Overlay District is:

1. Public Space. To preserve, enhance, or create a variety of forms of publicly accessible open space, such as parks, plazas, tree-lined streets, and community gathering area.
2. Compact Mixed Use. To create a compact concentration of land uses within each development through multiple uses in a single building or in the same general area.
3. Street Aesthetics. To encourage an attractive and aesthetically pleasing environment, which will draw customers and residents and will help enhance and maintain the City’s safe and superior quality of life.
4. “Green” Friendly. To reduce the amount of impervious parking in general and the amount of visible impervious parking specifically by utilizing shared parking, pedestrian pathways, permeable paving alternatives and creative, attractive landscaping.
5. Design. To achieve a unique aesthetic design through high quality architecture and construction with attention to placement, relationship and orientation of structures to provide a greater compatibility with surrounding land uses.

**STAFF ANALYSIS**

Land Use Compatibility		Staff Comments
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	This is the first building at this site. This will be reviewed in more detail as other projects are received.
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Setback requirements have been met. There is a 10 foot parking setback requirement from a street property line that has been shown as well as other building setbacks.

Building Coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	No issues at this time.
Frontage	Project frontage along a street should meet minimum frontage requirements and provide reasonable exposure for the development.	No issues.
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	Required parking: 18 spaces (3 spaces per staff doctor) Provided: 71 (includes 3 handicap) Pedestrian elements have been added to the site plan for connectivity between developments.
Parking and Internal Circulation	All structures must be accessible to public safety vehicles.	No issues from Fire Department
Parking and Internal Circulation	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	Engineer statement- the main drive is 3 lanes for a very short distance- this should extend into the development south of the drive south of Hickman.
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	The overlay requirements for landscaping have been met- this includes the parking islands and pods. Parking is encouraged to be in the rear of the building; applicant has shown vegetation in front of the north parking lot to screen parking as an exception to this. Street trees are also being used- 40 foot spacing @ 25 feet high
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Building design requirements have been met. As stated earlier, flat roofs are permissible as part of franchise design if it follows the same uniqueness to other development in the area.
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	No issues
External Traffic Effects	Project design should direct nonresidential traffic away from residential areas.	Not applicable at this time
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Not applicable
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	Dumpsters will be enclosed.
Stormwater Management	Development should handle storm water adequately to prevent overloading of public storm water management system. Development should not inhibit development of other properties. Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	Comments from engineering currently being reviewed: flow from Hickman right-of-way into the street should be accounted for as part of retention. Detention appears to be sufficient but needs checks with added flows. The detention east of the drive is not needed at this time.
Utilities	Project must be served by utilities.	No issues
Comprehensive Plan	Projects should be consistent with the City Comprehensive Development Plan	No issues

**STAFF RECOMMENDATIONS:**

Staff recommends approval of the site plan application with the condition that the applicant works with the city engineer to resolve any stormwater or access issues before a building permit is issued.