



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: April 2, 2019*

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**Agenda Item:** Springwood Commercial Plaza Plat 1

**Report Date:** March 28, 2019 EJC

**Prepared by:** Kellen Gorman  
Planner 1

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval for the Springwood Commercial Plaza Plat 1 Final Plat.

**Summary:**

Springwood Commercial Plaza Plat 1 is a replat of Oralabor Plaza Plat 4, Lot 4. The plat consists of three lots, and one outlot, located south of SE Oralabor Road, and east of South Ankeny Boulevard. The subject property is zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District, and is fully developed. DRA Properties, the applicant and property owner, proposes to subdivide the 8.43 acre plat due to the development of two new buildings on the original site.

Lot one contains a new 14,056 square foot one-story building proposed for office use. Lot 2 contains the existing 28,030 square foot Springwood Palace Theatre, and is proposed to be repurposed into an indoor playground. Lot three consists of a new 17,100 square foot RV storage building, and Outlot X contains the storm water management for the development.

Public ingress/egress easements are established throughout the development to provide access to all lots, and no public improvements are needed. The proposed subdivision of Oralabor Plaza Plat 4, Lot 4 abides by the building setbacks required in the C-2, General Retail, Highway Oriented, and Central Business Commercial District, and would not create any non-conforming lots.