

To: **Planning Commission**  
From: **Melissa Sonnek, City Planner**  
Date: **September 15, 2020**

**Case 20-10 – Site Plan Review for the Expansion of an Existing Building at 1700 Marthaler Ln – Maureen Haggerty**

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**REQUEST:**

Maureen Haggerty, owner of The Canine Coach, has submitted a site plan application for the expansion of an existing building at 1700 Marthaler Lane. The current facility is 1,984 square feet, most of which is open with just a roof covering. The expansion will create an additional 1,596 square feet as well as enclose the existing structure to allow for dog training courses to be held year round rather than just during the warmer months of the year.

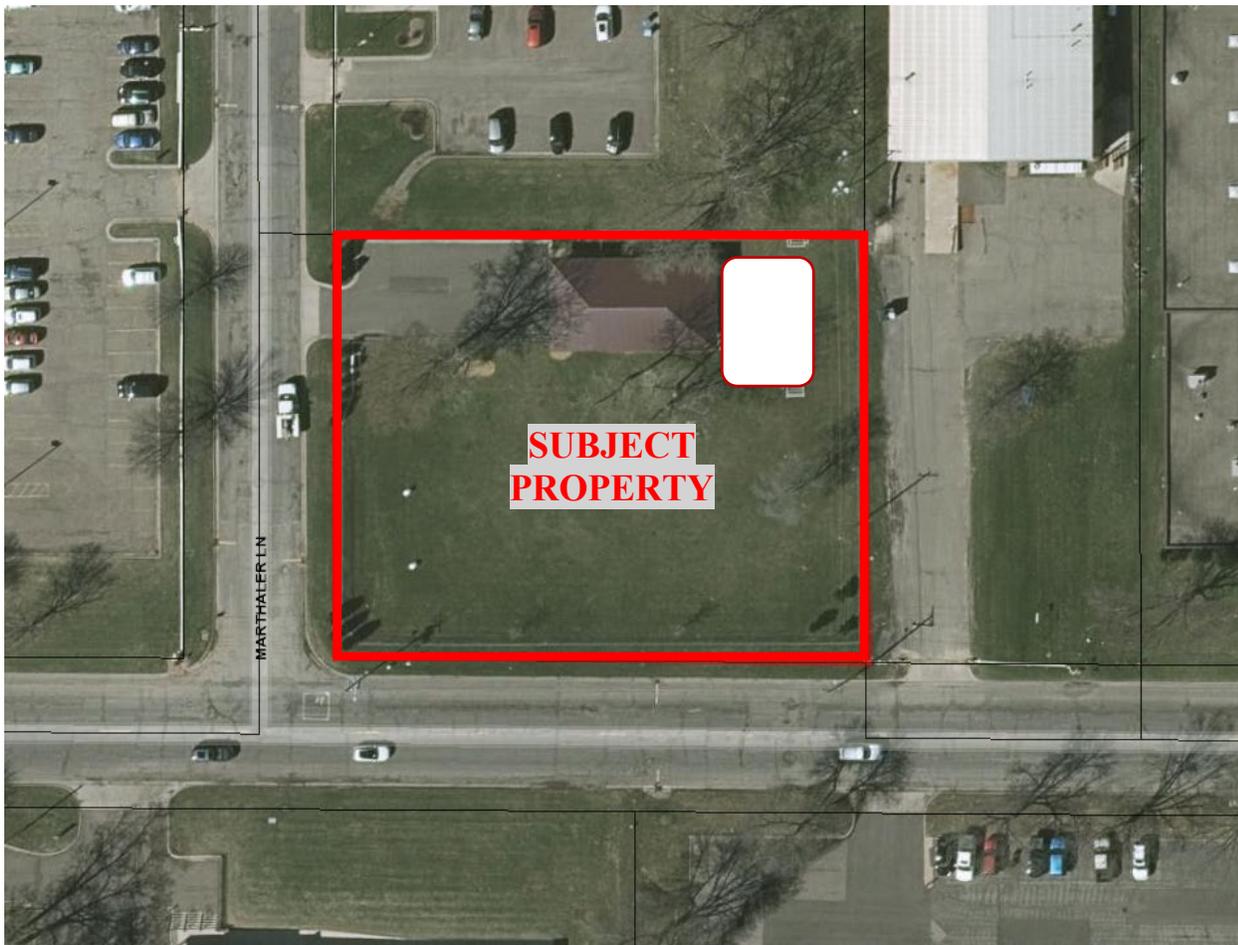
***Attachments:***

*Application*

*Notice*

*Memo from Env. Comm.*

*Submitted plans*



**CURRENT USES AND ZONING:**

	<b>Use</b>	<b>Zoning</b>
<b>Subject Property</b>	Dog Training Facility	I1 – Light Industrial
<b>Properties to North</b>	Office – Enterprise Freight	I1 – Light Industrial
<b>Properties to East</b>	Office – Century Link	I1 – Light Industrial
<b>Properties to South</b>	Pharmaceutical Lab - Tapemark	I1 – Light Industrial
<b>Properties to West</b>	Office - Tapemark	I1 – Light Industrial

**1) SITE PLAN ANALYSIS:**

**Setbacks**

The proposed site plan complies with all of the parking and building setbacks as detailed by the code.

*Building*

	<b>Code Setbacks</b>	<b>Proposed Setbacks</b>
<b>Front (w)</b>	20 – 90ft	89ft
<b>Rear (e)</b>	20ft min.	20.2ft
<b>Side (n)</b>	10ft min.	10ft
<b>Side (s)</b> <i>Adj to Street</i>	20ft min.	127.8ft

*Parking – Existing*

	<b>Code Setbacks</b>	<b>Proposed Setbacks</b>
<b>Front (w)</b>	10ft min.	10ft
<b>Rear (e)</b>	10ft min.	120.2ft
<b>Side (n)</b>	0ft	2ft
<b>Side (s)</b> <i>Adj to Street</i>	20ft min.	127.8ft

**Parking Counts**

The parking lot will remain unchanged as the intensity of the use will not change, but rather allow for year round use. The existing parking lot contains eight parking stalls, this number was approved with the original site plan approval in 2010.

The existing parking lot is in good condition, however, the striping has wore off. As a condition of approval, City Staff is recommending that the applicant repaint the parking lot to designate the 7 traditional and 1 handicap stall.

**Drive Aisle and Parking Stall Dimensions**

The existing drive aisle (22 ft.) and parking stalls (20 ft. depth & 9 ft. width) are complaint with code requirements.

**Curbing**

The existing parking lot includes B612 curbing as required by code.

## **Lighting**

The submitted lighting plans do not contain information on lighting levels or foot-candles. Therefore, City Staff is requiring as a condition of approval that all lighting levels must not exceed zero foot-candles at all abutting property lines, and no direct glare may extend into the public street, public open space, or neighboring properties.

## **Landscaping**

The submitted plans detail the removal of 1 cottonwood tree (12 caliper inches). The zoning ordinance requires that whenever the removal of quality trees occurs, a minimum of 30 percent must be replaced. Which for this site would be 4 caliper inches.

City Code also states that for every 20 feet of lineal property line, one quality tree is required on site. This site measures 763.69 lineal feet of property line, which would require 38 trees or 95 caliper inches. The site currently has (minus the one removal) 24 trees on site totaling to 133.5 caliper inches. While the total number of trees is not met, City Staff is comfortable with the existing landscaping since the caliper inches portion of the requirement is met.

City Staff recommends as a condition of approval that the applicant plant a replacement tree measuring a minimum of 4 caliper inches as well as plant new shrubs in the front of the building since the ones currently on site are in poor condition

## **Environmental Committee Review**

The Environmental Committee reviewed the proposed landscape plan at their September 2<sup>nd</sup>, 2020 meeting. The committee discussed and reviewed the plan and were in favor of the Staff recommended conditions of the one tree replacement planting, measuring at least 4 inches in diameter, as well as replacing the shrubs in front of the building with planter boxes as detailed below.

Members are recommending approval of the plans with following additions:

- Minimum replacement of one tree measuring four caliper inches,
- Replace existing mulch and plantings in the front of the building with planter boxes, and
- All annuals/perennials planted on site to be pollinator friendly and not treated with neonicotinoids.

Staff is recommending as a condition of approval that the applicant consider the additions of the Environmental Committee as detailed in the memo dated September 8, 2020.

## **Construction Materials/Design**

Code requires that at least 60% of a building be primary materials, such as stucco, brick, glass, or other comparable material; and that no more than 40% per comprised of secondary materials such as colored block, composite wood, or metal paneling. The applicant is proposing a combination of brick (primary), glass (primary), and metal (secondary).



*West (Front) Building Elevation*

The code also requires visual relief for any building walls that are longer than 60 ft. in length, both the north and south elevations have walls that stretch longer than 60ft. The visual relief requirement can be met by incorporating two of the following items:

- Divide the façade architecturally with different materials or textures;
- Create horizontal offsets of at least two feet in depth;
- Create vertical offsets in the roof line of at least two feet; and/or
- Construction of windows on the first floor that are recessed horizontally at least one foot.

City Staff is recommending as a condition of approval that the applicant incorporate visual relief measures to the north and south elevations.

### **Signage**

The proposed plans do not include additional signage at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

### **STAFF RECOMMENDATION:**

**Staff recommends APPROVAL of the SITE PLAN for the expansion of an existing building at 1700 Marthaler Ln. subject to the submitted plans and the following conditions:**

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The applicant shall restripe the parking lot to delineate the parking stalls,
3. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant shall plant at least one tree measuring 4 caliper inches as well as new shrubs/planter boxes along the front (west) building façade,
5. The applicant shall incorporate visual relief measures to the north and south elevations to meet the minimum requirements,
6. All signage must comply with section 153 of the zoning ordinance, and
7. The applicant is to consider the additions made by the Environmental Committee as detailed in the memo dated September 8, 2020.