

To: **Planning Commission**
From: **Melissa Sonnek, Community Development Coordinator**
Date: **November 20, 2018**

Site Plan Review for the Expansion of 1740 Charlton St

REQUEST:

On behalf of School District 197, Anderson-Johnson Assoc., Inc. is requesting Site Plan approval to allow for the expansion of the existing school building located at 1740 Charlton St.

Attachments:

Memos from the Env. Comm. and Engineering Dept.

Applications

Notice

Copies of submitted Civil and Architectural plans

Staff Presentation



EXISTING LAND USE/ZONING:

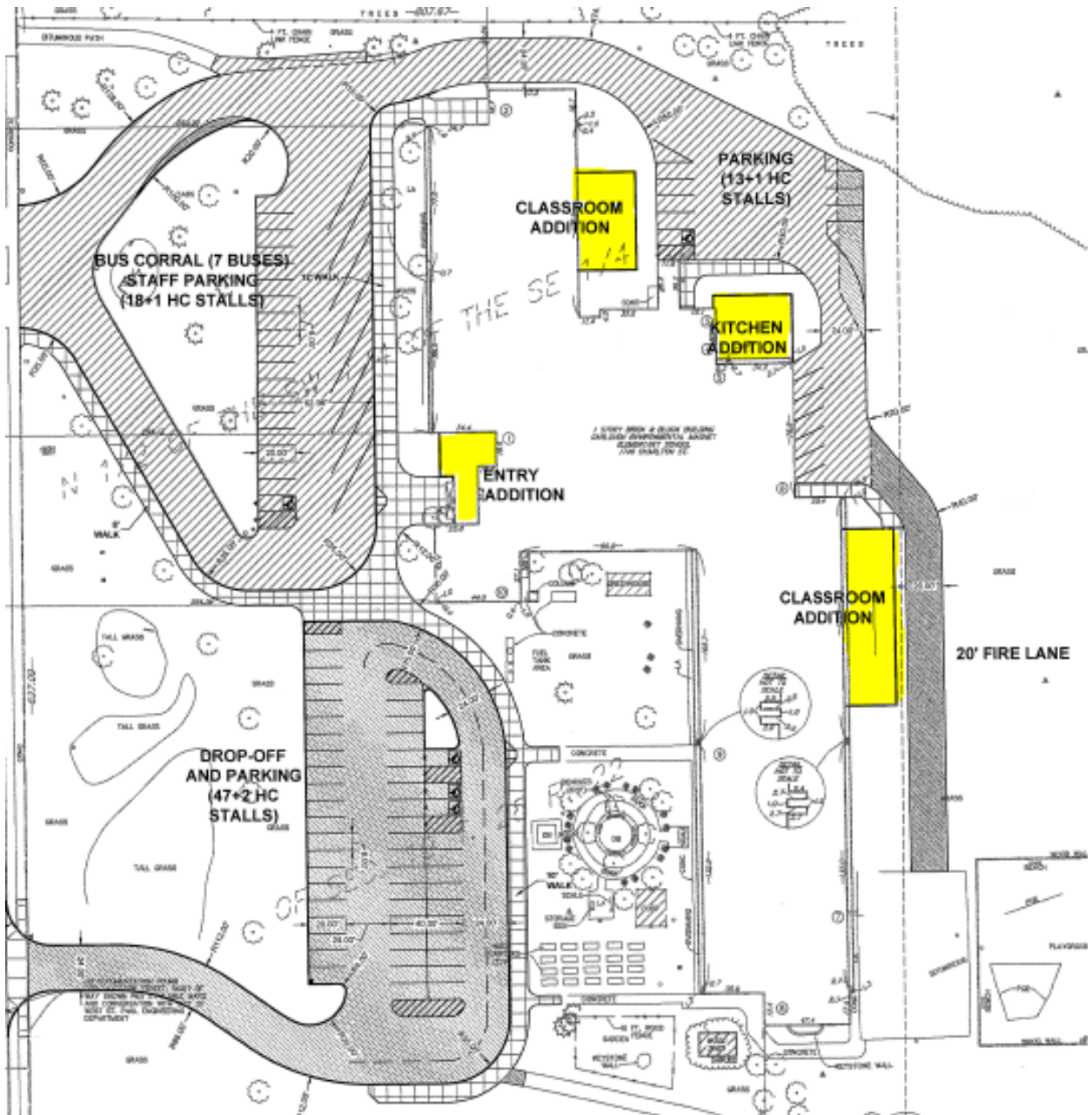
	Land Use	Zoning
Subject Property	Elementary School	R1 – Single Family Residential
Properties to North	Single Family Homes	R1 – Single Family Residential
Properties to East	Single Family Homes	R1 – Single Family Residential
Properties to South	Garlough Park	R1 – Single Family Residential
Properties to West	Dodge Nature Center	C – Conservancy

SITE PLAN ANALYSIS:

Proposal

The applicant is proposing four separate expansions to the existing school building as highlighted in the plan shown below:

- 1) 1,720 sq. ft. classroom addition – located on the north-eastern portion of the building, this addition can be seen on the eastern elevation for the north wing.
- 2) 1,550 sq. ft. kitchen/cafeteria addition – located on the eastern portion of the building, this addition can also be seen on the eastern elevation for the north wing.
- 3) 2,600 sq. ft. classroom addition – located on the south-eastern portion of the building, this addition can be seen on the eastern elevation for the south wing.
- 4) 1,340 sq. ft. entry/vestibule addition – located at the primary school entry (west elevation for the north wing), this addition will allow for additional security and climate control.



In addition to the proposed building expansion, the submitted plans also include a complete reconstruction of the southern lot (as can be seen in the image above) to create additional parking, two additional handicap spaces, and a better flow in and out of the lot by creating a loop. The north-eastern (rear) parking lot will lose several spots to make room for the kitchen/cafeteria addition; however, the site is still well parked (as is noted in the parking review).

Construction Materials

The applicant is proposing a combination of architectural pre-cast panels for the base of the additions and metal wall panels for the upper portion of the additions. The existing building is brick and metal panels, so Staff believes the additions will complement the existing materials. (See attachments for additional information).

The proposed building materials satisfy the R1, Single-family zoning district building material requirements.

Building Setbacks

The R1 District requires that all schools buildings be located a minimum of 50 feet from all adjacent residential property lines. As this property does not directly abut any single family residential homes, all proposed additions meet the setback requirement.

Parking Setbacks

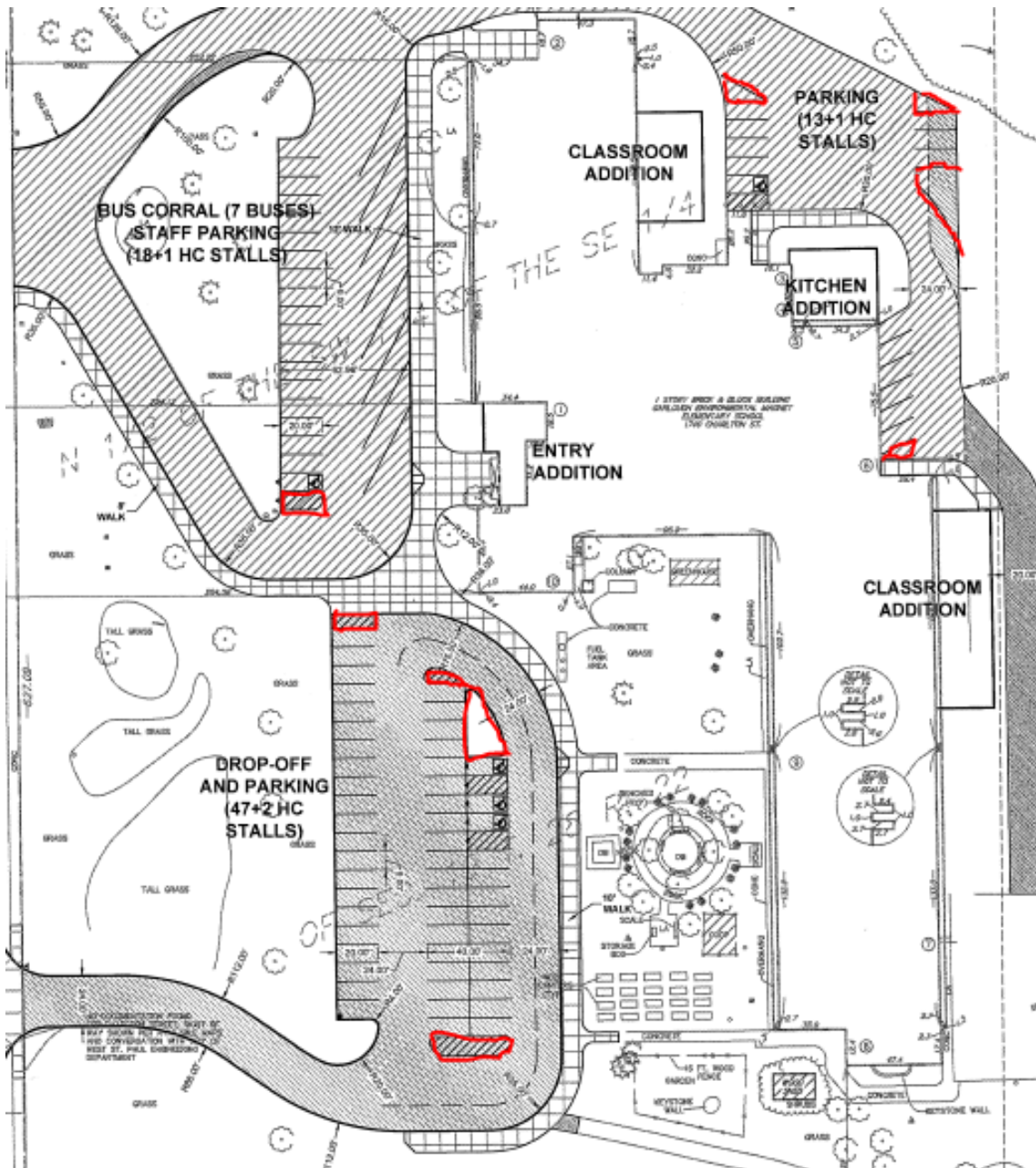
The R1 District requires that all parking lots be located a minimum of 20 feet from all adjacent residential property lines. As stated above, this property does not directly abut any single family residential homes, and therefore the setback requirement is met.

All proposed new parking areas include b612 curbing as required.

Parking

The Zoning Ordinance requires 1 parking stall for every 7 students and 1 parking stall for every 3 classrooms. The school's current enrollment is 440 students and there are 18 classrooms. Therefore, the total number of parking required is 69 stalls. The current plan proposes a total of 86 parking stalls, 81 regular parking stalls, and 5 handicap stalls.

The Zoning Ordinance section 153.031(D)3b requires that curbed islands must be placed at the end of every row of parking. The site plan shows some of the parking rows capped by striping; however, striping does not satisfy the ordinance requirement. Therefore, Staff is recommending as a condition of approval that a curbed island be added to the end of each row of parking as shown below in red.



Lighting

The applicant is also proposing new LED lighting with the project, which will result in 8 new light poles. The six poles on the northern side of the lot will be 25 feet in height, while the 2 poles in the southern parking lot will be 20 feet in height.

The zoning ordinance requires all lighting be at zero foot candles at adjacent residential property lines. The submitted lighting plan does not meet this code; it shows .2 foot candles for some portions of the northern and southern property lines. Therefore, staff is recommending as a condition of approval that the lights be redirected to reduce the foot candle levels to zero at all property lines

Landscaping

The submitted Plans call for the removal of 273 caliper inches, the removal will primarily be the trees on the west side of the building to make room for the entryway addition and the parking lot reconstruction. Per the tree replacement requirement detailed in the Zoning Ordinance, 30 percent of the total caliper inches removed must be replaced with quality trees. The applicant is proposing 123.5 caliper inches of

new trees. This meets the 30 percent replacement requirement; however, portions of the trees do not meet the 2.5 caliper inches for “quality trees”. Therefore, staff is recommending as a condition of approval that the applicant increase the size of these trees to a minimum of 2.5 caliper inches.

The Zoning Ordinance also requires one tree that measures at least 1.5 inches diameter and 4 feet above grade for each curbed island. As outlined in the Parking section above, Staff is recommending that the applicant incorporate nine additional curbed islands. In addition to the recommending curbed islands, Staff is also recommending as a condition of approval that the applicant place one tree, measuring a minimum of 1.5 inches in diameter and 4 feet high, in each of the curbed islands.

By creating these islands and placing quality trees in each island, the amount of caliper inches being replaced would increase from 123.5 to 137.

Environmental Committee Review

The Environmental Committee reviewed the proposed landscape plan at their November 7th, 2018 meeting and recommended approval of the plan with the following recommendations (see attached memo):

- 1) Agree with staff recommendation to increase all replacement trees to a minimum of 2.5 caliper inches;
- 2) Encourage the developer to try to save and move any of the crabapple trees if they can do so;
- 3) The Committee strongly encourages the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

Staff is recommending a condition of approval that the applicant adhere to the recommendations of the Environmental Committee.

Screening Requirement

Section 153.031(4)(f) requires screening for any use adjacent to single-family or two-family use, from the front building line to the rear property line. As mentioned earlier in both the Building and Parking Setback sections, this property is not directly adjacent to any single or two family households due to the fact that the residential homes to the north of the subject property are separated by Kraft Road and the residential properties to the west are separated by Charlton Street. As such, no additional screening is required and the property currently meets the minimum screening requirements.

Plat Requirement

Since the existing parcel is unplatted, Staff is recommending a condition of approval requiring that the applicant plat the property prior to obtaining any building permits for the project.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN for the expansion of 1740 Charlton St. subject to the submitted plans and the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits. If any new signage is proposed, the signage shall meet the requirements of Section 153 of the Zoning Ordinance,
2. The applicant shall place curbed islands at the end of every row of parking,

3. The applicant shall place one tree, measuring a minimum of 1.5 inches in diameter and 4 feet high, in each of the curbed islands,
4. The applicant shall redirect lighting as to reduce the foot candle levels to zero at all property lines,
5. The applicant shall increase the size of the 2 caliper inches trees, to a minimum of 2.5 caliper inches,
6. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated November 13, 2018,
7. The applicant shall adhere to the recommendations of the City Project Engineer per the attached memo dated November 13, 2018, and
8. The applicant shall plat the property prior to obtaining any building permits.