

To: **Planning Commission**
Through: **Ben Boike, Assistant Community Development Dir.**
From: **Melissa Sonnek, Community Development Coordinator**
Date: **May 21, 2019**

Site Plan Review for the Construction of a New Retail Building at 1720 Livingston Ave

REQUEST:

Patrick Elgin, owner of Sola Studio Salons, is requesting site plan approval to allow for the construction of a new retail building at 1720 Livingston Ave.

Attachments:

Memos from the Env. Comm. and Engineering Consultant
Application and Narrative
Submitted plans
Notice
Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Parking Lot	B-3 General Business
Properties to North	Vector Marketing	B-3 General Business
Properties to East	Raising Cane’s	B-3 General Business
Properties to South	Guild Community Support	B4 – Shopping Center
Properties to West	Town Homes	R4 – Multi Family Residential

SITE PLAN ANALYSIS:

Proposal

Patrick Elgin is proposing to construct a new 7,831 sq. ft. retail building at 1720 Livingston Ave, behind (west) of Raising Canes Chicken. The proposed retail building is expected to be occupied by approximately 40 hair and beauty professionals that will be able to lease out their own space, which would then serve as a private studio.



Building Setbacks

The B3 – General Business District requires that buildings be located between 10 and 40 feet from the front property line. However, since the site has an existing parking lot that occupies the area where the building would typically be located, the applicant has requested a variance to increase the maximum front yard building setback (see Committee of Adjustments report for additional info). All other building setbacks (rear and side setbacks) comply with the code requirements.

	Building	Parking
Front	10 – 40 ft.*	Not Permitted*
Rear	20 ft. min	10 ft. min
Side	0 ft.	0 ft.

Variances are being requested for these items

Parking Setbacks

The B3 – General Business District requires that parking be located behind or adjacent to the building. As stated above, the site currently has a parking lot located in the front yard, which is not permitted by code. Therefore, the applicant has requested a variance to allow parking in the front yard (see COA report). The other parking setback requirements are being met.

Parking Counts

Retail and service establishments under 10,000 sq. ft. require a minimum of one off-street parking stall for every 200 sq. ft. of floor area. The proposed building is 7,831 sq. ft., which per code would require 39 parking stalls.

The proposal includes 26 parking stalls; however, the applicant has an existing parking agreement with the surrounding properties to allow for shared parking between all businesses. However, in order to best serve the customer, Staff is requiring as a condition of approval that the 1720 Livingston Ave lot be reserved specifically for customers and employees must park in the shared parking spaces. Also to potentially reduce the number of automobile traffic on site, Staff is requiring as a condition of approval that the applicant install a bike rack on site.

Drive Aisle and Parking Stall Dimensions

The submitted plans show a drive aisle width of 26.7 ft. The minimum two-way drive aisle width is 22 ft. Since the proposed drive aisle width exceeds the minimum requirement and the proposed parking stall depths are below the required minimum (proposing 18ft and the code requires 20ft), Staff is requiring as a condition of approval that the applicant reduce the drive aisle width down to 22.7 ft. This will allow for enough room to bring the parking stall depth to the minimum requirement of 20 ft. The proposed parking stall width of 9 ft. meets the code requirement.

Curbing

The proposed parking addition will include B612 curbing as required by code.

Lighting

The submitted lighting plans comply with the code and read zero foot-candles at all of the property lines.

Landscaping

The submitted plans show the removal of 15 trees (60 caliper inches) on site, seven (28 caliper inches) of the 15 will be saved and transplanted. Section 153.032 E(7) states that when tree removal occurs, 30 percent of the trees must be replaced. The applicant's proposal meets and actually exceeds this requirement and is replacing nearly 50 percent of the caliper inches being removed.

The zoning code requires one quality tree for every 20 feet of lineal property line (or as approved through the site plan process), which for this site would equate out to 34 trees. The proposed plans detail five new trees along with the seven that will be transplanted; when combined with the five trees that are currently on site and will remain on site, the total number of trees on site comes to 17.

In addition to the new trees, the applicant is also proposing to add several shrubs, perennials, and grasses. So, while the proposed number of trees does not meet the number required, Staff believes that the proposed location and number of trees is appropriate for the site. Staff is requiring as a condition of approval that the two proposed matador maple trees be increased in size from two caliper inches to 2.5 caliper inches, in order to be considered a quality tree as determined by the city code.

Construction Materials/Design

The applicant is proposing a combination of hardie board (primary material), cultured stone (primary material), and pre-finished metal (secondary material). The zoning ordinance requires that a minimum of 60 percent of the building façade be comprised of primary materials and no more than 40 percent can be secondary materials, staff believes the proposal meets this requirement.

Window Coverage

The zoning ordinance requires all buildings in the B3 – General Business District to maintain at least 40 percent window coverage for floor fronts that face a street, parking lot, or open space. The applicant’s proposal meets this requirement.

Visual Relief

In the B3 – General Business district, all exterior walls that face a street, parking lot, or open space, which in this case is all sides, must not exceed 60 feet in length without visual relief. Visual relief can be accomplished by meeting two of the below listed criteria:

- The façade is divided architecturally with different materials and textures,
- There are horizontal offsets of at least two feet in depth,
- There are vertical offsets in the roofline of at least two feet, and
- The windows on the first floor are recessed horizontally at least one foot.

The submitted elevations appear to meet three of these four requirements, and would therefore exceed the minimum requirement. However, since the submitted plans do not specifically detail these items, Staff is requiring as a condition of approval that the building plans include specific measurements to ensure that the proposed building meets the minimum requirements pertaining to construction design requirements (section 153.032(F)).

Mechanical Protrusions

The zoning ordinance requires that all rooftop mechanicals be properly screened. As there are no details on rooftop mechanicals in the submitted plans, Staff is recommending a condition of approval that all rooftop mechanicals are properly screened per Section 153.032(F).

Trash Enclosure

The zoning ordinance does not permit trash enclosures in the front yard; however, due to the location of the existing parking lot there is no other location to place a trash enclosure that would allow the trash to be accessed by a commercial hauler. As such, the applicant is requesting a variance for this.

The zoning ordinance requires that all trash areas that are visible to the public be screened on all sides though one of the following measures: a decorative fence, a masonry wall, or a hedge

Signage

The proposed plans do not include 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.

Environmental Committee Review

The Environmental Committee reviewed the proposed landscape plan at their May 1, 2019 meeting and recommended approval of the plan with the following recommendations (see attached memo):

1. Encourage the developer to preserve all younger trees within the site and if they cannot replant onsite, donate to the City or residents to plant elsewhere, and
2. Strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

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

Engineering/Storm water Review

The site plan was reviewed by an engineering consultant to specifically review storm water run-off. With the increase in the overall amount of impervious surface, staff is requiring that the applicant provide additional detail on the underground water storage system as well as the outlet control structure.

Staff is also requiring as a condition of approval that the sanitary sewer hookup be re-routed to the southwest corner of the property as to not interfere with private property.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN for the construction of a retail building at 1720 Livingston Ave 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 designate the 1720 Livingston Ave parking lot as customer only parking, and require that employees park in the shared parking spaces,
3. The applicant shall install a bike rack on site,
4. The applicant shall reduce the width of the drive aisle to 22.7 ft, and increase the parking stall depths to 20 ft,
5. The applicant shall increase the size of the two proposed matador maple trees from 2 caliper inches to 2.5 caliper inches,
6. The applicant shall include specific measurements and percentages in the building permit plans to ensure that the proposed building meets the minimum requirements pertaining to construction design requirements (section 153.032(F)),
7. All rooftop mechanicals shall be property screened as outlined per Section 153.032(F) of the zoning ordinance,
8. All signage must comply with section 153 of the zoning ordinance,
9. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated May 14, 2019,
10. The applicant shall adhere to the recommendation of the engineering consulting per the attached memo dated May 13, 2019,
11. The applicant shall re-route the sanitary sewer hookup to the southwest corner of the property, and
12. Approval of the site plan is contingent upon the approval of the requested variances.