



*Plan and Zoning Commission
Staff Report*

Meeting Date: December 6, 2016

Agenda Item: 810 East First Street-Lake Shore Center Site Plan
Report Date: December 1, 2016
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Lake Shore Center Site Plan at 810 East First Street.

Project Summary:

The subject site is 1.55 acres in size and is located on the north side of East First Street, east of the existing Quik Trip gas station. The parcel is zoned C-2, General Retail and Highway Oriented Commercial District. The proposed building is a 6,300 square foot commercial building with a 4,800 square foot restaurant and a 1,500 square foot coffee shop.

The proposed site plan shows parking on the north, east and south sides of the building with a drive thru on the west side of the building. The plans show 81 parking spaces, 114 parking spaces are required to comply with the Zoning Code. To meet the parking requirements, the owner has provided a parking agreement within private covenants recorded with the final plat, Wanda Manor Plat 1. Lot 1, Wanda Manor Plat 1 has 100 additional parking spaces available for shared use.

Sidewalk will be installed internally throughout the site. Eight foot trail currently exists on the north side of East First Street.

The existing sign located on site will be removed with the proposed site plan. A new monument sign location is shown on site near the southwest corner of the building. The applicant has submitted an application to the Zoning Board of Adjustment for a sign variance to allow for off-premise signage for Stuff Etc. and Lake Shore Apartment signs to be located on the monument sign for the subject parcel. Future signage designs and allowances will be determined through the City's sign permitting process, and will comply with the sign regulations in Chapter 195.

The landscaping shown on the proposed site plan will comply with all applicable regulations. The applicant has been notified that they need to plant 4 additional open space trees to comply with the landscaping regulations. A brick veneer dumpster enclosure is located north of the building and will be screened from public view.

**Site Plan Worksheet
810 East First Street**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The site will have access off of East First Street, west of the proposed site. An east west access road is located across the south side of the site. The building meets all required setbacks of the code.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the parking lot requirements of the code. The applicant will meet all the open space requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The Engineering Department has asked the applicant to provide a letter from the project engineer stating that they do not believe there will be any traffic safety and/or operational issues with the proposed location of the drive thru access and its proximity to the frontage road/private drive/ East First Street intersection.

The proposed site plan shows parking on the north, east and south sides of the building. The site plan shows 81 parking spaces, 114 parking spaces are required on site, and therefore the owner has provided a parking agreement within private covenants recorded with the final plat Lot 1, Wanda Manor Plat 1. Lot 1 has 100 additional parking spaces available to use.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Public Works Director.**

The proposed entrances and exits to the site are appropriate. If safety and/or operational issues arise regarding the drive thru the owner/developer will be responsible for corrections.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking is located on three sides of the building. There are shrubs shown adjacent to the proposed parking to help screen it from adjoining properties.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

A screened dumpster is located near the entrance to the site on the north side of the building.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water is being piped to the detention pond located north east of the site. Storm pipes are sized to carry the 100 year flood from this site to the pond.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Public Works Director.**

The applicant proposes to connect to existing water and sanitary sewer mains.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The majority of the open space on the site is being provided along the perimeter of the site.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping will conform to the open space and shade tree requirements of the code.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The proposed building is a two story structure that will be a maximum of approximately 31.5 feet. There are buildings in the general vicinity that are a similar scale.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed materials are a combination of brick veneer, hardi or steel cedar siding, metal cladding and cedar fencing.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The trash enclosure will be located on the north side of the site and will be screened with a brick veneer enclosure that matches the building. It will be further screened with landscaping.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

There is only one proposed building on this site.

C. Signs

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

The site plans shows a proposed location for a new ground sign. The existing sign located on site will be removed with this site plan application. The applicant has submitted an application to the Zoning Board of Adjustment to allow for off premise signage for Stuff Etc. and Lakeshore Apartments to be located on the proposed ground sign. Final design and allowances will be determined with future sign permits.

- 2. Building signs shall be designed as an integral architectural element of the building.**

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

A ground sign location is shown on the proposed site plan. The existing sign on site will be removed. Final designs and allowances will be determined with future sign permits.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks.

- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The 6,300 square foot building and the circulation system for traffic is appropriate. If safety and/or operational issues arise regarding the drive thru the owner/developer will be responsible for corrections.

- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed building will be a maximum of approximately 31.5 feet in height. The proposed building relates to the surrounding commercial areas along East First Street.

- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on these utility systems can be accommodated adequately.