



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: February 23, 2015

Item: Site Plan Review – 2015-13 – Quality Conveyors – 540 Spiral Boulevard

Planning Commission Action Requested: The Planning Commission is asked to review the proposed site plan and make a recommendation to the City Council.

Background Information:

The applicants are expanding the building for tenant space. A related company that supplies the applicant's custom formed sheet metal is proposing to move from an area city into the proposed space. The new addition is about 4,700 Sf.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Industrial.

Zoning Classification

The subject property is zoned I-1, Industrial. This district allows manufacturing.

Adjacent Zoning and Land Use

All of the surrounding properties are used, zoned, and guided as industrial.

Site Plan Review

Access and parking

The current asphalt parking area is not well utilized. The parking lot will be expanded to the north and east. There will be concrete curbing and striping. There are 14 parking spaces proposed, which would be adequate.

Lighting

There are no proposed changes to lighting near the perimeter of the site.

Setbacks

Setbacks are not prescribed in the Commercial districts, but rather are determined during the site plan review process. The proposed building is further from the perimeter than the existing buildings.

Landscaping Plan

The addition is just below 25% of the existing building areas. They are proposing to add an additional tree and three bushes in front of existing mechanical equipment on the front of the building.

Design Standards

The existing building is corrugated metal siding. Since the applicants are adding onto a building that is nonconforming to current design standards and it is an industrial use, the design standards are more flexible. During preliminary project review of the proposed addition, staff asked for an increase in design features. The applicants have now proposed a metal addition similar to the existing, but will paint the old building to match, added trim accents, five windows, split faced block wainscoting, and painted wainscoting where there is existing mechanical equipment. If the building was being built new, 75% of the front would have to be class II (EIFS, split faced Block, precast panels, etc). Staff is supportive of the design materials.

Recommended Action:

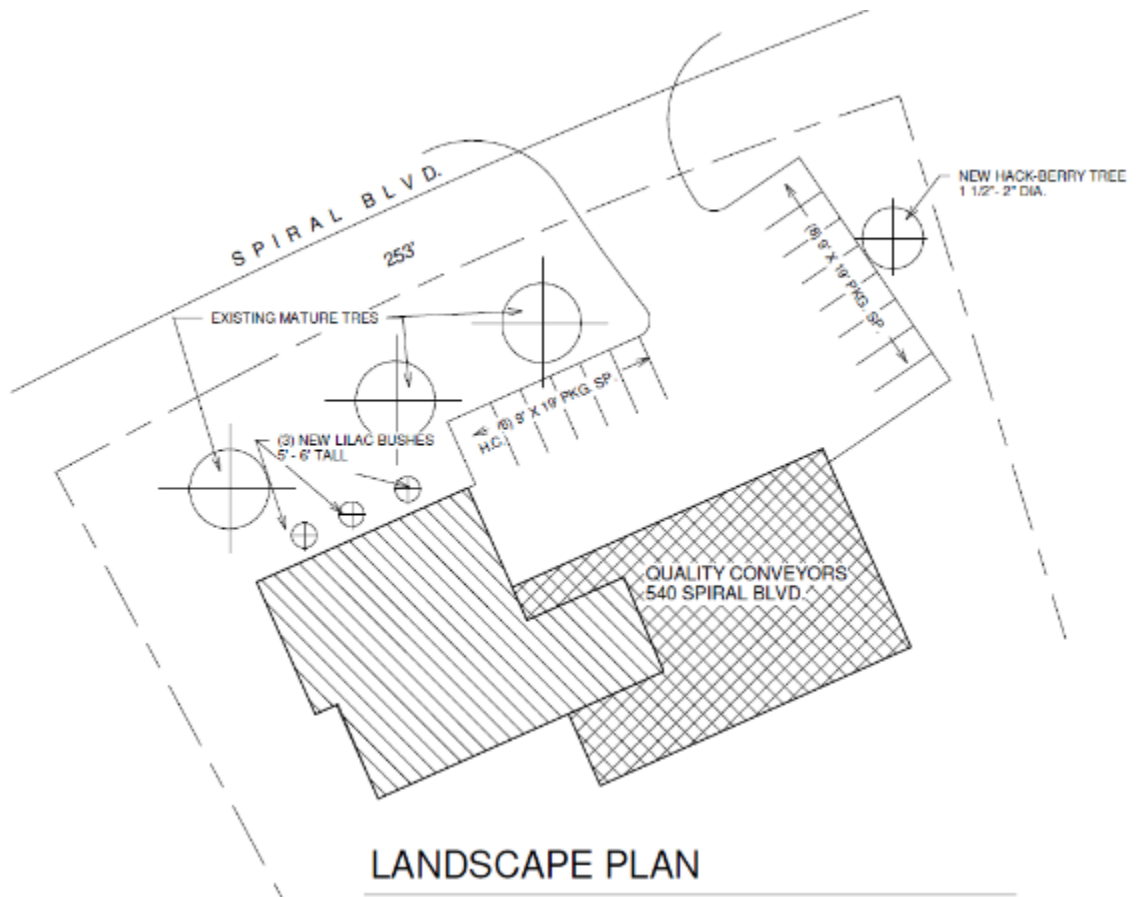
Approval of the site plan, subject to the following conditions:

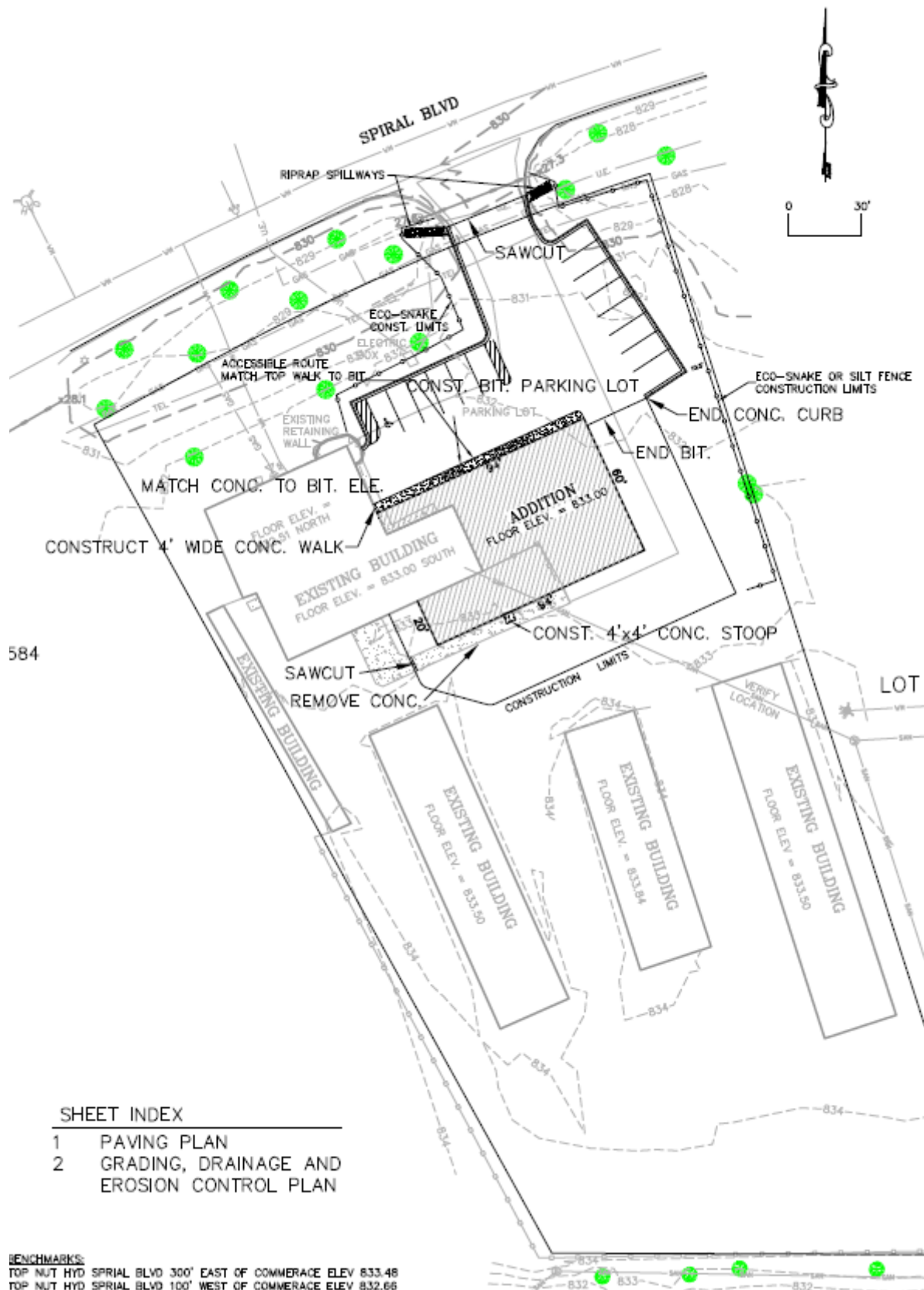
- 1) Conformance with the Planning Commission Staff Report and plans dated February 23, 2015.
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 3) The perimeter of the site must have erosion control.
- 4) Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 5) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approval is null and void.

Attachments:

- Aerial Photographs
- Photographs
- Site Plans







SHEET INDEX

- 1 PAVING PLAN
- 2 GRADING, DRAINAGE AND EROSION CONTROL PLAN

BENCHMARKS:
 TOP NUT HYD SPIRAL BLVD 300' EAST OF COMMERCE ELEV 833.48
 TOP NUT HYD SPIRAL BLVD 100' WEST OF COMMERCE ELEV 832.66