



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: June 26, 2017

Item: Site Plan Review – 2017-22 – Cemstone Garage Expansion – 314 21st Street East

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 proposing to expand the existing 3,190 SF garage by about 1,000 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 Cement mixing facilities.

Adjacent Zoning and Land Use

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Industrial	I-1 Industrial	Institutional
East	Industrial	I-2 Industrial	Institutional
South	Mobile/ Trailer H	C-2	Commercial
West	Commercial	C-3	Commercial

Site Plan Review

Access and parking

The existing access and parking are not proposed to change. The building is mostly used for storage. The larger building size will accommodate the larger size cement trucks that they have been purchasing.

Lighting

There are no proposed changes to lighting on the site. The light at the end of the building will be relocated to the end of the addition.

Setbacks

Setbacks are not prescribed in the Commercial districts, but rather are determined during the site plan review process. The existing building is 6-feet from the property line. The adjacent uses include auto repair, insurance office, and furniture sales, which are all over 180-feet from the garage.

Landscaping Plan

The addition is under 25% of the total onsite building area, which would not trigger a new landscaping plan. No existing landscaping will be impacted.

Design Standards

The proposed addition will match the existing building materials, which are metal siding, a class III building material. The building is currently being re-sided.

Recommended Action:

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

- 1) Conformance with the Planning Commission Staff Report and plans dated June 26, 2017.
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 3) Any uncompleted site work must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 4) The perimeter of the site must have erosion control, as approved by the City Engineering Department.
- 5) The City Engineering Department must approve any required drainage plan.
- 6) 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 Photograph
- Photographs
- Site Plans







