



Planning and Economic Development
Ed Anzek, AICP, Director

From: Ed Anzek, Director
To: Planning Commission
Date: December 7, 2012
Re: Request for Site Plan Approval – DPS Salt Storage Facility (City File No. 04-034.2)

The Planning Commission has reviewed the proposed Salt Storage Facility on two previous occasions. At the most recent meeting on October 22, 2012 the plans were presented by Mr. Paul Davis, Deputy Director of DPS/Engineering. At that meeting the Planning Commission asked for additional trees to be planted in the buffer area along Auburn Road to help screen the utilitarian building. Those trees are now shown on the plans. There were no other changes from the October 22nd meeting.

Following is a motion of approval for your consideration. Note that the plans have been reviewed by other City Departments and we are aware of no conditions that are necessary to attach to a site plan approval, however, the Planning Commission may attach any reasonable and appropriate conditions identified during the course of your review.

MOTION by _____, seconded by _____, in the matter of City File No. 04-034.2 (DPS Salt Storage Facility), the Planning Commission Approves the Site Plan for a 6,010 square foot salt storage building on the City's 7.6 acre DPS facility on Auburn, west of John R, zoned R-4, One Family Residential, Parcel No. 15-26-451-032, based on plans received by the Planning and Economic Development Department dated November 12, 2012, with the following findings:

Findings:

1. All requirements of the Zoning Ordinance, other City Ordinances, standards and requirements can be met.
2. Site circulation, parking and loading areas are designed to avoid common traffic problems and promote safety.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing development of contiguous land and adjacent neighborhoods.
4. The proposed development will not have an unreasonably detrimental or an injurious effect upon the natural characteristics and features of the parcel being developed and the adjacent parcels of land.