



Planning and Economic Development
Sara Roediger, AICP, Planning Director

From: Sara Roediger
To: Planning Commission
Date: April 13, 2017
Re: **2020 Gas Station Redevelopment Resubmittal (City File No. 99-028.3)**

At the direction of the Planning Commission at the April 4, 2017 meeting, this matter was postponed so the applicant could revise the EIS and accompanying plans to add information about the use and show the correct location of the underground storage tanks. Other items requested were to field check the trees, add vines/greenery to the west wall, carry the burnished brick to the north elevation, and consider the addition of another means of egress for the building. Updated plans and EIS have been submitted that address many of the comments from the previous meeting. If the Planning Commission agrees that that the revisions complete the requirements for site plan approval, below is a motion for consideration:

MOTION by _____, seconded by _____, in the matter of City File No. 99-028.3 (2020 Rochester Rd. Gas Station) the Planning Commission **approves** the **site plan**, based on plans dated received by the Planning Department on March 20, 2017, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Hamlin and Rochester Roads (one access on each with the elimination of one existing drive), thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Replacement of the proposed shrubs along Rochester and Hamlin with a mixture ornamental grasses where feasible, and low height perennials in areas within the sight line and corner clearance areas.
2. Provide a landscape bond for landscaping/trees in an amount to be determined, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
3. Payment of \$2,055 into the City's Tree Fund for trees that cannot fit on the site (deficient), prior to temporary grade certification being issued by Engineering
4. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.