



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
Date: 8/25/2017  
Re: **Silver Spoon Ristorante Italiano (City File #14-016)**  
**Planning Commission Concerns**

At its August 15, 2017 meeting, the Planning Commission considered a conditional use recommendation, natural features setback modification and site plan for the above referenced project subject to findings and conditions. At that meeting, the Planning Commission expressed several concerns regarding the site layout and tabled consideration of the project to allow the applicant an opportunity to address those concerns. The applicant has since provided a slightly modified site layout and additional detail on the proposed retaining/screening wall and associated drainage along the south property line. Below, please find a brief staff analysis of the applicant's efforts to address the Planning Commission's concerns.

1. **Retaining/Screen Wall Along South Property Line:** The originally submitted plans were somewhat inconspicuous in the information provided for the required screen wall along the southern property line. The landscape ordinance requires a Buffer D which includes a screening wall. The applicant has now provided a detail showing a 2.5 ft. retaining wall topped with a 4 ft. screen wall to screen all proposed paved areas along the southern property line. The screen wall portion will be composed of the same material as the retaining wall to create a continuous wall face. The applicant is proposing a product by Newline Hardscapes designed to mimic natural stone. A product brochure has been provided. Planning staff is satisfied that the applicant has met the requirements of the ordinance, which note a 6 ft. screening wall composed of decorative masonry or natural materials. All relevant plan sheets would need to be updated accordingly as part of future submittals.

The effect of the wall on drainage on the adjacent property was also raised as a concern by both the Planning Commission and the adjacent property owner to the south. The Engineering Design Standards require existing drainage patterns be evaluated and the applicant confirm as part of their plan submittal that development will maintain natural drainage patterns and protect adjacent property. In addition to the stormwater improvements already planned for the site, two catch basins have been added to redirect stormwater and address drainage concerns specifically along the southern retaining/screen wall. See the attached comments from the Engineering Department related to site drainage in this area.

2. **Revised Parking Layout:** The Planning Commission questioned the need to concentrate 15 parking spaces along the southern property line (which is the closest to the nearest neighbor to the site). In response, the applicant has provided a slightly revised site layout eliminating 6 parking spaces from the southern property line. A portion of the paved area would remain to accommodate the underground detention system and as a turnaround area for the refuse truck but would be striped for no parking. 12 parking spaces have been added to the front of the site along Old Orion Court. These changes result in the removal of 4 trees. Future plan submittals would need to be adjusted to reflect parking layout changes and address the need for any additional tree plantings.