



Department of Planning and Economic Development

Staff Report to the Planning Commission

May 31, 2012

1875 West Auburn Building Addition	
REQUEST	Sketch Plan Approval
APPLICANT	William DeYonker/DeYonker Window & Door 3911 South Rochester Road
LOCATION	Auburn Road (south side) east of Crooks
FILE NO.	12-007
PARCEL NO.	15-33-101-141
ZONING	B-1, Local Business
STAFF	Jim Breuckman, AICP, Manager of Planning

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Summary

The applicant is proposing to construct an addition to the existing building at 1875 West Auburn Road. It is the applicant’s intent to move his existing window business to the subject site. The use is classified as a showroom/workshop use and is permitted in the B-1 district.

Sketch Plan Approval

The site requires sketch plan approval as an addition to an existing building, which is a lower standard of review. Only applicable ordinance standards need to be complied with, and improvements to existing portions of the site are expected in reasonable proportion to the proposed activity.

Adjacent Land Uses and Zoning

The adjacent land to the east and south is zoned R-4 and used for residential purposes. The land to the west is zoned B-1, while land to the north across Auburn Road is zoned B-2.

Setbacks

The table at right lists the required and proposed setbacks for the site. The existing building on the site is located at the rear setback line, set well back from Auburn Road. The location of the current building is the key factor influencing the proposed site design.

Setback	Required	Proposed
Front	25’	105.64’
Side (west)	0’	12.12’
Side (east)	0’	43.55’
Side (total)	50’	55.67’
Rear	50’	52’

Site Plan Review Considerations

1. **Engineering/DPS.** The applicant is proposing to remove a large section of existing asphalt and to install a sprinkled grass area and a bioswale stormwater detention area. Engineering has reviewed the plans and is recommending approval subject to a few detail items that can be addressed with the construction plans. The net impact of the site design is to reduce the amount of impervious surface.
2. **Loading.** The site design is proposing to designate an area on the front of the building as the loading area, adjacent to the overhead door proposed on the building plans. The Zoning Ordinance requires that all loading areas be located in the side or rear yard, but Section 138-11.304.E does grant the Planning Commission the ability to modify loading area design.

In this case, staff believes that front yard loading is a reasonable given the existing layout of the site. As the building is located at the rear yard setback and residential uses are located to the rear of the building, locating the loading area at the front of the building would help mitigate the impact of loading on the residential neighborhood.

Further, the building is set well back from Auburn Road, which minimizes the impact of the overhead door and loading activities from the street. The addition incorporates design elements from the existing building such as roof pitch, materials, and massing, which should soften the impact of front yard loading.

Finally, the building's location at the rear yard setback would make truck circulation around the building difficult.

For the above reasons, staff is recommending that the Planning Commission allow front yard loading at this site because it is a superior alternative to loading in the side or rear yards given the existing site design.

3. **Landscaping/Tree Removal.**
 - a. The applicant is proposing two hybrid elm trees along the site's frontage to bring the site closer into compliance with current landscape standards. However, the trees are located in very tight locations close to overhead utility lines and the existing sign. A better location for the trees would be in the new grass area in the middle of the site's frontage. Visibility to the building from the street is always a concern, but the hybrid elm trees are vase-shaped trees that can be pruned up to provide views to the building underneath the tree canopy.
 - b. The applicant should plant 3 additional trees in the grass area at the rear of the site to meet the type B buffer requirements between a B and an R district.
 - c. The site is not impacted by the tree removal ordinance.
 - d. The applicant will have to post a landscape bond in an amount equal to the value of the trees being planted.
4. **Screening.** The site has chain link fencing with screening strips woven through the fence. The fence is in good shape, and staff recommends that the existing fence is sufficient to meet the intent of the ordinance. The plans note that new fencing at the southeast corner of the site is proposed to have the same privacy slats. It is our recommendation that this new fencing meet current ordinance requirements, which require fencing to be opaque and decorative.
5. **Building Design.** The applicant is proposing to add a new warehouse/shop area onto the existing building. The existing portion of the building will be used for office and showroom purposes. The proposed building complements the existing architecture, but the most prominent feature is the overhead door located on the front of the building.

6. **Fire Department Comments.** The fire department has reviewed the plans and have a number of comments. However, the comments do not impact the site's layout, and so they can be addressed administratively prior to final site plan approval being granted. We are recommending that any action to approve the sketch plan be conditioned upon fire department review and approval of revised plans that address their comments.

Sketch Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information staff recommends approval of the following motion.

Sketch Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 12-007 (1875 West Auburn Road), the Planning Commission **approves** the **Sketch Plan**, based on plans dated received by the Planning Department on May 16, 2012, with the following findings and subject to the following conditions.

Findings

1. The sketch plan and supporting documents demonstrate that 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 addition will be accessed by existing driveways, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The improvements will create on-site stormwater infiltration and will reduce the overall amount of impervious surface.
5. The proposed improvements will have a satisfactory and harmonious relationship with existing development in the area relative to alternative site designs.
6. 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. Provide a landscape bond for trees to be planted in the amount of \$2,000, prior to issuance of a Land Improvement Permit for this development.
2. Incorporate three additional trees in the buffer area behind the building and move the two elm trees to the grass area in the middle of the site.
3. All new fencing is to be opaque decorative fencing.
4. Address comments from Fire Department memo dated May 31, 2012 and DPS/Engineering memo dated May 31, 2012 prior to construction plan approval.

Reference: Plans dated received by the Planning Department May 16, 2012, *Site Plan (Sheet 1)*,
Architectural Plan (Sheet 1 of 1)

Attachments: Fire Department memo dated 5/31/12; DPS/Engineering memo dated 5/31/12

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