

**BUSINESS OF THE CITY COUNCIL
WINDSOR HEIGHTS, IOWA
AGENDA STATEMENT**

Item No. 9
For Meeting of 12/07/09

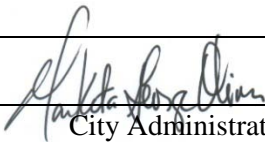
ITEM TITLE: Presentation regarding and Consideration of Resolution approving a site plan for
6733 University Avenue

CONTACT PERSON(S): Marketa George Oliver, City Administrator

SUMMARY EXPLANATION

Grale LLC has submitted a site plan for the redevelopment of 6733 University Avenue.

The Planning and Zoning Commission met on December 2nd and recommends approval of the plan. A full staff report follows the attached resolution and a brief presentation will be made Monday by the owners.

_____ Resolution _____ Ordinance ____ Contract ___ Other (Specify) <u>Site Plan</u> _____
Funding Source _____
APPROVED FOR SUBMITTAL _____ <div style="text-align: right; margin-right: 50px;"> City Administrator</div>

STAFF/COMMITTEE RECOMMENDATION: The Planning and Zoning Commission recommends approval of the site plan.

COUNCIL ACTION:

Resolution 09-1207/321

RESOLUTION APPROVING THE DEVELOPMENT SITE PLAN SUBMITTED BY GRALE LLC
FOR REDEVELOPMENT AND EXPANSION OF 6733 UNIVERSITY AVENUE

WHEREAS, Grale LLC has submitted a site plan for review for an expansion and redevelopment of 6733 University Avenue; and

WHEREAS, Grale LLC site plans were considered by the Planning and Zoning Commission who recommends approval; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Windsor Heights, Iowa that the City does hereby approve the proposed site plan for 6733 University Avenue pending landscaping plan review by the Council Landscaping Committee.

PASSED AND APPROVED THIS 7TH DAY OF DECEMBER, 2009.

David J. Sullivan, Mayor

ATTEST:

Marketa George Oliver, City Administrator



Site plan Request for 6733 University Avenue

Basic Information:

Applicant and Owners: Grale LLC
Application Date: December 2009
Applications: Site Plan Approval
Location: 6733 University Avenue
Zoning: Town Center Community
Proposed Use: Offices
Zoning: TC- Town Center District (Commercial)

Quick Summary

The purpose of this item is to review the site plan application for 6733 University Avenue.

This address is zoned for Town Center District use. The site plan contains a proposal of demolition of an existing building and adding on to another existing building. The site plan also shows the addition of a bioretention pond in the southwest corner of the property.

The proposed number of parking spaces is 14 with 1 accessible parking.

Planning and Zoning Scope of Review

Chapter 41.111 section f, paragraph 2 of the Zoning requires that, The Planning and Zoning Commission shall make the following findings before recommending approval of the site plan to the City Council:

- a) The proposed development, together with any necessary modifications, is compatible with the criteria established in Table 12-1.
- b) Any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable effects.
- c) The site plan conforms to the Zoning Code.

Section g further states that, “The Zoning Administrator, or his/her designee, Planning and Zoning Commission, and City Council may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening; installation of erosion control measures; improvement of access or circulation; rearrangement of structures on the site; or other modifications deemed necessary to protect the public health, safety, welfare, community character, property values, and/or aesthetics.”

Staff Analysis

Table 12-1: Criteria for Site Plan Review

Land Use Compatibility		Staff Comments
Development Density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.	Staff finds the landscaping to be compatible to surrounding uses.
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	Staff finds the height and bulk compatible with surrounding structures in the commercial area.
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Staff finds the proposed project's setbacks meet standards.
Building Coverage	Building coverage should be similar to that of surrounding development of possible. higher coverage should be mitigated by landscaping or site amenities.	Staff finds the proposed project's building coverage to be similar to surrounding development.
Frontage	Project frontage along a street should meet minimum frontage requirements and provide reasonable exposure for the development.	Staff finds there is minimum frontage.
Parking and Internal Circulation	<p>Parking should serve all structures with minimal conflicts between pedestrians and vehicles.</p> <p>All structures must be accessible to public safety vehicles.</p> <p>Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.</p>	<p>Staff finds parking exceeds required spaces.</p> <p>Fire Department finds structures to meet accessibility.</p> <p>This development has access to adjacent public streets.</p>
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Staff finds this design is compatible to surrounding areas.

Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	Staff does not find this project to negatively impact adjacent streets.
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	Staff does not foresee disparate impact to residential streets from this project.
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Staff finds that operating hours will have a minimum effect on residential areas.
Storm Water Management	<p>Development should handle storm water adequately to prevent overloading of public storm water management system.</p> <p>Development should not inhibit development of other properties.</p> <p>Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.</p>	<p>Staff finds proposed storm water plan to meet requirements.</p> <p>Staff finds storm water does not inhibit other properties.</p> <p>Staff finds that with bioretention pond storm water will be at a minimum run off of property.</p>
Utilities	Project must be served by utilities.	This project is served by utilities.

Recommendations

Staff recommends the Commission recommend approval of this site plan to the City Council.

Please feel free to phone any questions. City Hall's number is 279-3662. Thank you.