



**STAFF REPORT**  
**PLANNING AND ZONING COMMISSION**  
For the October 22, 2014 meeting

**TO:** Planning and Zoning Commission Members  
**FROM:** Sheena Danzer, Zoning Administrator  
**SUBJECT:** Site Plan request for 7700 Hickman Road, Immanuel Pathways

**GENERAL INFORMATION**

Applicant: Immanuel Pathways (Contract Buyer)  
Application Date: October 2014  
Location: 7700 Hickman Road (formally known as the Ethan Allan building)  
Zoning: CC, Community Commercial in the Hickman Overlay District  
Proposed use: Adult day care services

Requested Action: Site plan approval- recommendation to City Council

**Quick Summary:**

The purpose of this item is to review the site plan application for 7700 Hickman Road. If you remember at the last meeting, representatives from Immanuel Pathways spoke on behalf of the project. A concept was shown to the Planning and Zoning Commission members. A recommendation is needed on the site plan for City Council to take action.

The property is zoned for day care services, which includes adult daycares. The applicant is proposing to renovate the existing building with removal and replacement of the existing parking lot and construction of a new parking lot. The property falls within the scope of the Hickman Overlay District standards. The criteria in the Hickman Overlay standards would apply to this building as it is a major renovation with more than 30% of the assessed value of the structure affected and there is also a change in ownership. However, since this is an existing building, not all standards are applicable. The applicant is being required to bring into compliance reasonably manageable and feasible changes.

**APPLICABLE SECTIONS**

**177.02 SITE PLAN REVIEW PROCEDURE.**

1. Purpose. The Site Plan Review Procedure provides for special review in addition to plan review required by other sections of this Code of Ordinances of projects that have potentially significant effects on traffic circulation or a significant effect on land uses in adjacent neighborhoods. The procedure provides for review and evaluation of site development features and possible mitigation of unfavorable effects on surrounding property.
2. Administration. The Zoning Administrator shall review, evaluate, and act on all site plans submitted pursuant to this procedure. The Planning and Zoning Commission shall review site plans and shall transmit its recommendation to the City Council for approval.

*Site Plan Review Procedure further states the following:*

“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.”

**Hickman Corridor Overlay District**

**170.01 INTENT.** The Hickman Corridor Overlay District Standards contained in this chapter constitute an overlay zoning district. They shall operate in conjunction with any underlying zoning district, and all other applicable regulations remain in effect. If provisions of the Hickman Corridor Overlay District Standards conflict with the underlying zoning, the Hickman Overlay District Standards shall prevail. The overall objective is to have an atmosphere that is safe, convenient, energetic, and attractive through the integration of uses and eclectic architecture and to creatively handle storm water drainage issues in an environmentally sound manner. The intent of the Hickman Corridor Overlay District is:

1. **Public Space.** To preserve, enhance, or create a variety of forms of publicly accessible open space, such as parks, plazas, tree-lined streets, and community gathering area.
2. **Compact Mixed Use.** To create a compact concentration of land uses within each development through multiple uses in a single building or in the same general area.
3. **Street Aesthetics.** To encourage an attractive and aesthetically pleasing environment, which will draw customers and residents and will help enhance and maintain the City’s safe and superior quality of life.
4. **“Green” Friendly.** To reduce the amount of impervious parking in general and the amount of visible impervious parking specifically by utilizing shared parking, pedestrian pathways, permeable paving alternatives and creative, attractive landscaping.
5. **Design.** To achieve a unique aesthetic design through high quality architecture and construction with attention to placement, relationship and orientation of structures to provide a greater compatibility with surrounding land uses.

**STAFF ANALYSIS**

Land Use Compatibility		Staff Comments
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	Not applicable- existing building
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Setbacks are required for unenclosed parking lots adjacent to residential districts; the applicant will need to seek a 5 foot variance of the required 10 foot setback for the new parking lot in the rear. All other setbacks have been met.
Building Coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	Not applicable
Frontage	Project frontage along a street should meet minimum frontage requirements and provide reasonable exposure for the development.	Not applicable as it is an existing building. Applicant is adding screening material along the north side of the frontage road to screen the parking lot.
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	Required parking: 1 space per 4-person capacity plus 1 space per employee on largest shift. Required: 108 stalls, provided: 86 with agreement from adjacent property owner to use 33 additional parking stalls. City will retain copy of agreement.

Parking and Internal Circulation	All structures must be accessible to public safety vehicles.	No issues from Fire Department
Parking and Internal Circulation	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	Review by city engineer
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	The Hickman Overlay district requires open space. Total open space being provided from applicant is 42,702 sq. ft. to the south of the building. Landscaping is being provided to the east of the building as well as in existing landscaped island in the front as well as the plantings north of the frontage road. Trees to the south of the building have been preserved as much as possible.
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Building design is being improved with a face lift and a canopy is being added to the front of the building.
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.	Review by city engineer
External Traffic Effects	Project design should direct nonresidential traffic away from residential areas.	Not applicable
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Not applicable
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	Dumpsters will be enclosed.
Stormwater Management	Development should handle storm water adequately to prevent overloading of public storm water management system. Development should not inhibit development of other properties. Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	Review by city engineer
Utilities	Project must be served by utilities.	No issues
Comprehensive Plan	Projects should be consistent with the City Comprehensive Development Plan	No issues

**STAFF RECOMMENDATIONS:**

Staff recommends approval of the site plan application contingent on the approval of a 5 foot variance request that the Board of Adjustment would take action on; unless the applicant modifies the site plan. Stormwater and any traffic related issues (if any) should also be resolved with the city engineer before a building permit is issued.