

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** January 23, 2024

**Subject:** Commercial Corridor Design Review Overlay District Site Plan for Lot 4, Block 4, Southland Addition

**Person(s) Responsible:** Mike Struck, Community Development Director

## **Summary:**

Kwik Trip, Inc. has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 4 in Block 4 of Southland Addition at the intersection of 20<sup>th</sup> Street South and Ace Avenue. The Development Review Team recommends approval of the site plan contingent upon the trash enclosure being located outside of the front yard. The Planning Commission voted 7 - 0 to recommend the site plan as presented.

## **Background:**

Lot 4 in Block 4 of Southland Addition is a 3.38-acre lot located along 20<sup>th</sup> Street South within a Business B-2 District and the Commercial Corridor Design Review Overlay District. Development within the Overlay District must be reviewed by the Planning Commission and City Council.

## **Item Details:**

The proposed development includes a 9,218 square foot convenience store with gas station and car wash. The property will front and have access to 20<sup>th</sup> Street South, Ace Avenue, and Canasta Lane. Off-street parking will be provided on-site with parking to the east and south of the convenience store.

The convenience store will be located with a 25-foot setback to 20<sup>th</sup> Street South and a 59-foot setback to Ace Avenue. The car wash will have a 43-foot setback to Canasta Lane. A potential expansion of the car wash may reduce the setback to 25 feet. The large setback along Ace Avenue is necessary due to site grading, which requires the gas station and convenience store to be located further east on the site. Pushing the site further to the west would create grading issues which would include the need for retaining walls and steps into the convenience store from the sidewalk.

The Development Review Team discussed the enlarged setback along Ace Avenue and preferred the elimination of potential ADA issues with stairs. With the enlarged front yard area along Ace Avenue, DRT preferred enhanced landscaping within this yard area as opposed to requiring window glazing along the secondary front yard along Ace Avenue. DRT recommended the trash enclosures be moved outside of the front yard

along Ace Avenue. Section 94-409 prohibits trash enclosures in the front yard. An exception to Section 94-409 would be required if not addressed by moving the location of the trash enclosure on the site plan.

The applicant discussed their rationale for locating the trash enclosure as presented on the site plan. The applicant has concerns about placing the enclosure in a location where employees would have to cross incoming and outgoing traffic as well as grading concerns for employees hauling garbage during winter months with snow and ice.

The Planning Commission discussed the proposed location of the trash enclosure and, although they did not entirely concur with the applicant's rationale, prefer the trash enclosure remain in its proposed location with enhanced landscaping to better screen the enclosure.

The applicant is requesting two exceptions to the Commercial Corridor Design Review Overlay District standards:

- Window glazing requirements on the secondary front yard (Ace Avenue)
- Trash enclosure location in the secondary front yard (Ace Avenue)

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Development – the proposed site plan is for a prospective service business seeking to locate along the 20<sup>th</sup> Street South commercial corridor.

**Financial Consideration:**

None.

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval of the site plan contingent upon the trash enclosure being located outside of the front yard.

The Planning Commission voted 7 - 0 to recommend the site plan as presented.

**Supporting Documentation:**

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Site Plan  
Grading Plan  
Circulation Plan  
Landscape Plan  
Photometric Lighting Plan  
Elevation Drawings  
Renderings  
Site Photos