

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: October 3, 2023

Subject: Commercial Corridor Design Review Overlay District Site Plan – 2008 22nd Avenue South

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties, LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located at 2008 22nd Avenue South on the corner of 22nd Avenue and 20th Street South.

Background:

The property formerly included a residential dwelling which has since been removed. The property was rezoned to Business B-2 district and preliminary platted as Lot 1 in Block 7 of Southland Addition. CD Properties has submitted plans for a redevelopment on the property. A final plat will be required, along with a final drainage plan, before development occurs on the lot. A final drainage plan is currently being drafted to also include Lots 2 and 3 in Block 7 of Southland Addition.

Item Details:

The proposed development includes a 2,300 square foot drive-thru coffee shop. The property would be accessed by a full-use shared access drive to 20th Street South as prescribed on the preliminary plat as well as right-in and right-out only access drive to 22nd Avenue South. The plan calls for 27 parking spaces, two more than required by code. A drive-thru lane will be included with the entrance located south of the building and the discharge north of the building towards the full access drive at 20th Street South.

Setbacks for the development are impacted by an H-lot, which sits at the southwest corner of the 20th Street South and 22nd Avenue intersection and northeast of the lot. The H-lot is roughly 17' x 46'. The placement and orientation of the H-1 lot places strain on potential site plan options. Typically, front yard setbacks would parallel the street upon which the lot fronts, however, setbacks on this lot will jog around the H-lot, creating greater setbacks from the actual street frontages.

The building is proposed with a 23-foot setback to the H-lot to the north. The setback from the sidewalk would be 44 feet. The proposed setback to east is 28-feet from 22nd Avenue. The three additional feet beyond the required placement of 25-feet, which require an approved exception from the Commercial Corridor Design Review overlay

district, is necessary for the drive-thru lane width and building access to the east side. Setbacks to the west and south are met. No bufferyard setbacks are required.

The site plan includes a landscape plan which meets all landscape requirements with the exception of the elimination of three-foot foundation plantings along the east side of the building. In exchange, the site plan proposes a landscaped berm within the 10-foot landscape area between the drive-thru lane and the sidewalk along 22nd Avenue. In an effort to bring the building as close to 22nd Avenue as possible, room becomes limited on the east side of the building where a drive-thru lane and access are required. Staff discussed options for either maintaining the required 3-foot foundation plantings or eliminating them in lieu of a proposed landscaped berm and ultimately decided that the latter option was best. The remaining landscape requirements, including tree plantings and north-facing foundation plantings are included and meet all landscape standards.

The remaining elements of the required commercial corridor design review overlay district ordinance have been provided and appear to meet the requirements of the ordinance. This includes building elevations, which show the required window glazing along 20th Street and 22nd Avenue, demonstrate sufficient massing and variations of structure, and show that all mechanical units will be located either on the rooftop or side facing walls. Exterior lighting locations are shown as well as the required specifications for exterior lights. A trash enclosure is proposed in the southwest portion of the parking lot.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval with the following exceptions granted:

- Allowing a 28-foot setback to the east property line.
- Allowing a ten-foot landscaped berm to the east of the structure in lieu of the required three-foot foundation plantings.

Supporting Documentation:

Hearing Notice – Planning Commission

Design Standards Checklist

Site/Landscape Plan

Elevation Drawings

3-D Renderings

Adjacent Street Views

Exterior Light Specifications