

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: June 3, 2024
Subject: Commercial Corridor Design Review Overlay District Site Plan – 534 22nd Avenue

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Interstate Telecommunications Cooperative Inc has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project includes a small expansion of the existing ITC facility located at 534 22nd Avenue near the intersection of 22nd Avenue and 6th Street.

Background:

Interstate Telecommunications built the current facility in 1990. The project is located in a Business B-4 Highway district. The facility hosts telecommunications infrastructure that helps serve its regional territory. ITC is planning a small expansion of 864 square feet on the south side of the existing building for additional office space. Sec 94-165(a) states that additions or alterations that significantly change the exterior facade and penetrations of a building located within the Commercial Corridor Design Review Overlay District shall be reviewed and approved by the Planning Commission and City Council.

Additionally, the use is considered a nonstandard use due to its nonconformance with the required minimum lot area, lot width and front yard setbacks. Per Sec 94-41(f), nonstandard structures and buildings may be enlarged, extended, reconstructed or altered if such changes comply with the yard, height and parking requirements for the district in which they are located. The expansion will comply with height and parking requirements but not all yard requirements.

Item Details:

The existing building is a one-story, 2,012 square foot structure. The structure has a 6.1-foot front yard setback to 22nd Avenue and a 25.6-foot setback to the 6th Street right-of-way. The required front yard setback in the B-4 district is 50 feet. The facility has shared access with the adjacent First Bank and Trust building to the east. Sufficient onsite parking is available but will be modified in order to meet the commercial corridor design standards. The minimum parking requirements will still be met with the proposed changes.

The proposed addition is an office area located on the southeast corner of the existing building. The 864-square foot addition will not impact the nonconforming setbacks to 22nd Avenue or 6th Street. The new side yard setback to the east will be 18.1 feet and the rear yard setback to the south will be 53.3 feet. The required side yard setback is 25 feet and the rear yard setback is 30 feet.

The existing structure has no window openings on the 22nd Avenue facing façade and just one window on the 6th Street facing façade. The commercial corridor design standards require that 20% of the first story be window openings. With the proposed expansion to the south, additional window openings will be added but will only total 3.5% of the east façade. Window openings on the north façade will total 2.5%. The use of the facility includes telecommunications infrastructure in locations within the building that prevent the ability to add additional windows or faux windows to the exterior of the existing structure. Staff recommends landscaping in lieu of additional window openings to the existing structure.

The site plan will improve green space on the lot. The existing site includes hard surfacing for the entire lot with the exception of the north front yard area along 6th Street. The proposed plan will add additional green space and landscaping along the west, south and east sides of the site. A required 10-foot landscape area to the north will be met and a required 5-foot side yard landscape area to the east will be met. Additional greenspace is planned to the south near the new office area and entrance. The parking area will be reduced to meet parking setback requirements in the commercial corridor design standards. The required 10-foot landscape area to the west will not be met due to the existing 6.1-foot setback from 22nd Avenue.

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 of the site plan including the following exceptions:

- Reduction of required 20% windows on first floor facades
- Reduction of required landscape area (6.1-foot landscape area along 22nd Ave)
- Front yard setbacks (existing 6.1-foot and 25.6-foot front yard setbacks)
- Side yard setback (proposed 18.1-foot side yard setback)

Supporting Documentation:

Hearing Notice – Planning Commission

Location Map

Application Checklist

Existing Site Plan

Proposed Site Plan

Floor Plans
Existing Elevations
Proposed Elevations
Renderings