

Planning Commission Agenda Memo

From: Mike Struck, Community Development Director

Meeting: July 6, 2021

Subject: CD Properties, LLC Commercial Corridor Design Review Overlay District site plan – 1402 / 1404 6th Street

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

Summary:

CD Properties, LLC has submitted an application for a redevelopment project in the Commercial Corridor Design Review Overlay District. The project site is located at 1402 / 1404 6th Street.

Background:

CD Properties, LLC acquired the property at 1402 and 1404 6th Street and removed two older rental houses. The property was rezoned from B-2A to B-2 earlier this year. The property is located within the Commercial Corridor Design Review Overlay District.

Item Details:

The proposal is a redevelopment of the site with demolition of the two rental houses occurring in June. The new structure will orientate north/south with parking to the west and south of the building. The proposed use of a coffee house will have one access approach onto 6th and will have a drive thru lane starting on the south side of the building and wrapping around to the east with a service window on the north.

A variance to the east side yard buffer yard was approved by the Board of Adjustment on April 15, 2021. The buffer yard to the south meets the requirements of the buffer yard regulations. Twenty (20) on premise parking spaces are provided on the site and meet the parking regulations for an eating establishment. Foundation plantings are required along the north façade of the building.

The property is located in the Business B-2 District and requires a twenty-five (25') foot front yard setback. The Commercial Corridor Design Review Overlay District regulations encourages single-story structures to locate at the building setback line and allows for structure to project ten (10') feet into the front yard setback. The structure is setback approximately thirty-three (33') feet from the property line to accommodate the drive thru lane wrapping around the front of the structure and only requiring one ingress/egress point onto 6th Street.

The exterior façade consists of a variation in materials. The canopy on the north and west wall elevations helps to break up the height of the walls while enhancing the visual

appearance of the structure along the right-of-way. The parapet roof aids in screening mechanical equipment placed on the roof. The design review overlay districts seeks window glazing of 20% of the wall façade adjacent to the right-of-way. The north façade (6th Street) contains approximately 7% window glazing. The developer is requesting a variance to the 20% window glazing.

The developer is providing twenty (20) on premise parking spaces.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a later date

The Development Review Team recommends approval of the Commercial Corridor Design Review Overlay application and requests the developer seek to achieve the 20% window glazing on the north façade.

Supporting Documentation:

1. Notice
2. Site Plan Checklist
3. Plans
4. Lighting Sheets
5. Street Views
6. Variance Request