



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 22, 2017

Agenda Item: 1102 NW Weigel Dr – St. Luke’s Mobile Classrooms – Site Plan
Report Date: August 14, 2017
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Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1102 NW Weigel Dr, St. Luke’s Mobile Classrooms site plan.

Project Summary:

The subject development is 0.29 (+/-) acres in size, and is located along NW Weigel Dr, north of the Watercrest development, on Lot 1, St. Luke’s Plat 1. The proposed development consists of two-1,760 square-foot mobile classrooms, with constructed inclined walkway and other associated site improvements.

The site is zoned St. Luke the Evangelist Catholic Church PUD. The surrounding properties to the north, east, south, and west are zoned R-1 and R-2, restricted to single-family residential. The proposed buildings are each 1,760 square-foot single-story mobile classrooms, and are 12’ to the uppermost point. The existing building ranges from 15’ to 43’-9” in height. The proposed buildings will be situated near the southwest corner of the existing building. The proposed site plan includes no additional parking spaces or landscaping, as the site currently provides the required amount for the proposed development, and complies with all applicable regulations. There is no signage shown on the site plan.

Site Plan Worksheet
St. Luke's Mobile Classrooms

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The proposed buildings meet all required setbacks required by code. Access is provided via a constructed inclined walkway from the existing walkway leading to the adjacent building. Internal sidewalks on the site connect the site to NW Weigel Drive. The primary building facades are oriented to the east and west.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan generally complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site plan includes no additional parking spaces. There is currently an eight-foot sidewalk existing along NW Weigel Dr. Internal sidewalks on the site connect the site to NW Weigel Drive.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The proposed buildings will have one access provided via a constructed inclined walkway from the existing walkway leading to the adjacent building.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking is located on the north and south sides of the existing development, and meets the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

There will be no additional outdoor service or storage areas provided.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water detention for this site is provided on-site via an existing detention area near the southwest corner of the site; and a storm sewer and overland flowage easement along the east portion of the site. Stormwater will ultimately flow east toward NW Weigel Dr.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

There are no utilities servicing the proposed development.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

Open space is provided throughout the entirety of the site and parking areas.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

There is no additional proposed nor required landscaping on the site plan, as the site currently provides the required amount for the proposed development, and complies with all applicable regulations.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The proposed buildings are single-story mobile classrooms, and are 12' to the uppermost point. The existing building ranges from 15' to 43'-9" in height.

2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The buildings are constructed of wood.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

There will be no additional outdoor service or storage areas provided.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

Two mobile classrooms are proposed on this site, which are reflective of each other in design and materials.

C. Signs

1. **Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

There is no signage shown on the proposed site plan. Final design and allowances will be determined with future sign permits.

2. **Building signs shall be designed as an integral architectural element of the building.**

There are no building signs shown on the elevations. Final design and allowances will be determined with future sign permits.

3. **Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

There are no yard signs indicated on the proposed site plan. Final design and allowances will be determined with future sign permits.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements.**

The plans submitted generally conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The building location and circulation system for traffic are appropriate.

4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The proposed buildings are single-story mobile classrooms, and are 12' to the uppermost point. The existing building ranges from 15' to 43'-9" in height.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.