



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 4, 2023

Agenda Item: 1505 NE 36th Street – Talons of Tuscany Pavilion Site Plan

Report Date: March 29, 2023

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Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1505 NE 36th Street, Talons of Tuscany Pavilion.

Project Summary:

The property at 1505 NE 36th Street is located on Lot 2, Albaugh Golf and Commercial—west of Interstate 35, south of NE 36th Street, and east of Otter Creek. The subject site is 11.26 acres (+/-), and is zoned C-2, General Retail and Highway-Oriented Commercial District—surrounded by properties to the north, west, and south also zoned C-2, General Retail and Highway-Oriented Commercial District, while properties to the east across Interstate 35 are zoned Otter Creek PUD. The proposed development includes a 3,220 square-foot (+/-) pavilion, storm water management, and associated site improvements.

The site will continue to be accessed by the existing private drive from NE 36th Street. Traffic for this site has been addressed by City staff, with a determination that the pavilion will not significantly increase site trips. Pedestrians may access the site from the existing golf cart path located west of the subject building.

No trash enclosure, other outdoor storage area, or signs are shown on the submitted plans; however, any future signs will be approved through the sign permitting process. Parking is located east of the building—more than 300 feet from the NE 36th Street right-of-way, and 500 feet from the I-35 right-of-way. Existing, mature landscaping and grade changes between the parking areas and rights-of-way will reduce the impact on public streets to meet the requirements for off-street parking, as stated in Chapter 194.01.

The site will continue to utilize water service from the existing 8” water main along the private drive into the site, as well as the existing 8” sanitary sewer located south of the attached starter shack. This sewer will carry wastewater southerly off-site and ultimately into the Four Mile Interceptor Sewer. Additional storm sewer will be installed with this development to facilitate the conveyance of stormwater to the existing stormwater management easement located north of the proposed building addition. Stormwater will then outlet southwest off-site into Otter Creek, and ultimately convey into Four Mile Creek.

Site Plan Worksheet

1505 NE 36th Street – Talons of Tuscany Pavilion

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 site will continue to be accessed by the existing private drive from NE 36th Street, and pedestrians may access the site from the existing golf cart path located west of the subject building. The pavilion is compatible with the surrounding buildings.

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

This site plan conforms with the landscaping and parking lot requirements of the code. Existing mature landscaping will remain in place. The existing landscaping and grade change between the parking areas and the right-of-way will be compatible with the existing streetscape.

- 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 adequate parking and circulation for both vehicular and pedestrian traffic. In a previous site plan they were approved to add 57 parking spots that will be completed along with this project. Pedestrians will have access to the site via the existing golf cart path.

- 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 site will be accessed by the existing private drive that connects to NE 36th street. The traffic for this site has been addressed by City Staff which previously had an additional 57 parking stalls added. Pedestrians will be able to access this site from the golf cart paths currently on the site.

- 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 east of the building, more than 500 feet from the I-35 right-of-way, and 300 feet from NE 36th Street right-of-way. Existing mature landscaping and grade changes between the parking areas and rights-of-way will mitigate negative impacts to meet the requirements for off-street parking as stated in Chapter 194.01.

- 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.

No proposed service/storage areas or trash enclosures have been indicated on the submitted plans; however, any future trash enclosure shall be constructed of materials consistent with the surrounding buildings and site.

- 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.**

Additional storm sewer will be installed with this development to facilitate the conveyance of stormwater to the existing stormwater management easement located north of the proposed building addition. Stormwater will then outlet southwest off-site into Otter Creek, and ultimately convey into Four Mile Creek.

- 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.**

The site will continue to utilize water service from the existing 8" water main along the private drive into the site, as well as the existing 8" sanitary sewer located south of the existing portion of the building. This sewer will carry wastewater southerly off-site and ultimately into the Four Mile Interceptor Sewer.

- 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.**

This site provides open space primarily on the north and east portions of the site for stormwater detention along NE 36th Street and I-35.

- 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.**

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. The existing site has a significant number of mature trees and open space, and the proposed parking lot shading conforms to the landscape requirements of the Code.

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 3,220 square-foot pavilion will be a maximum height of 12 feet to the uppermost point. The design is consistent with the rest of the building to the east.

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

The pavilion does not have exterior walls, the visible features will be compatible with the surrounding buildings on the site.

- 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.**

No rooftop mechanical equipment, storage areas, or trash enclosures have been indicated on the submitted site plan and building elevations.

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

The proposed pavilion will maintain the design features and materials of the existing building to the north and east.

C. Signs

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

No signs have been indicated on the site plan and building elevations, but any proposed sign designs and allowances will be determined with future sign permits.

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

No building signs have been indicated on the submitted building elevations, but any proposed building sign designs and allowances will be determined with future sign permits.

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

No ground sign has been indicated on the site plan, but any proposed ground sign design and allowance 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 building meets all setbacks required by code, and will share similar form and function with neighboring buildings as a private golf course.

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

The proposed access, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site. The existing open space provided along or near public view will be maintained.

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

The proposed 3,220 square-foot pavilion will be a maximum height of 12 feet to the uppermost point. The design is consistent with the rest of the building to the north and east.

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.