



SP-2-14-12: A site plan for parking lot expansion located at 1602 High Dr. Submitted by Bartlett & West for Zeta Epsilon House Corp. property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Site Plan.

ASSOCIATED CASES

- B-3-5-12; 25' parking lot setback reduced to 0'. Approved 3/5/12

KEY POINTS

- The applicant has provided more landscaping than required in order to address neighborhood concerns.
- A variance has been obtained for the parking lot setback to reduce it to 0' at its closest point from the required 25'.
- Stormwater mitigation has been approved by the Stormwater Engineer in order to offset the 18 parking spaces proposed over the maximum.

OTHER ACTION REQUIRED

- Submittal of 4 copies of the approved site plan for release to Development Services for building permits.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Reviewed and accepted
- *Downstream Sanitary Sewer Analysis* –Reviewed and accepted by Utilities Department
- *Commercial Design Standards* – Not required for this project.
- *Drainage Study* – Reviewed and accepted by Stormwater Engineer
- *Retail Market Study* – Not applicable to project.

GENERAL INFORMATION

Current Zoning and Land Use	RMG (Multi-Dwelling Residential – Greek Housing) District; Sorority
Surrounding Zoning and Land	To the North: RMG District; Kappa Sigma Fraternity To the South: RS7 (Single-Dwelling Residential) District; single-dwelling residences To the East: RS7 District; single-dwelling residences To the West: RS7 (Single-Dwelling Residential) District; single-dwelling residences and RMG District; Alpha Delta Pi Sorority
Legal Description:	Lot 1 Kappa Delta Addition

SITE SUMMARY

	Existing	Proposed	Change
Land Use:	Fraternity or Sorority House	Fraternity or Sorority House	-
Land Area (sq ft):	73,996 sf	73,996 sf	-
Existing Building (sq ft):	6,983 sf	6,983 sf	-
Total Impervious Area (sq ft):	27,705 sf (37%)	38,548 sf (52%)	+ 10,843 sf (15%)
% Impervious			
Total Pervious Area (sq ft):	46,291 sf	35,488 sf	-10,843 sf

STAFF REVIEW

Parking Summary

This site plan proposes 18 parking spaces over the maximum required number of 63 spaces. Section 20-901(c)(i) requires mitigation of the impacts of the increased impervious surface through the use of storm drainage best management practices. Offsite storm sewer improvements are being made and these improvements have been accepted by the Stormwater Engineer to meet the mitigation requirement.

Use	Parking Requirements	Spaces Required	Spaces Provided
Fraternity or Sorority House	.75/ lawful occupant	63 stalls	81 stalls

16 bicycle parking stalls are required for the required 63 auto parking stalls. 18 bicycle parking stalls are provided.

Landscaping and Screening

Street Trees

Street trees are required at a ratio of 1 tree per 40 ft of street frontage. The subject property has 817 ft of street frontage; however, approximately 65 ft of this frontage is utilized for access drives. Approximately 752 ft of street frontage is available for street trees. 18 street trees are required and 22 street trees are provided; 17 are existing trees, 5 are new trees. 3 of the proposed new trees along High Dr. will be planted at a 3" caliper to provide more substantial initial screening once planted per the request of the neighborhood.

Interior Parking Lot Landscaping

Section 20-1003 of the Code requires 40 sq ft of landscaping area per parking space (interior parking lot landscaping). The subject property would be required to have 3,240 sf of interior parking lot landscaping including 8 trees and 24 shrubs. 3,519 sf of landscaping including 8 trees and 24 shrubs are provided.

Landscaping	Required	Provided	
Turf	3,240 sf	3,519 sf	+ 279 sf
Trees	8	8	--
Shrubs	24	24	--

Perimeter Parking Lot Landscaping

Section 20-1004 of the Code requires landscaping and screening material between the parking area and the street right-of-way. Below is a summary of required perimeter landscaping for all parking lots. 1 additional tree and 41 additional shrubs are provided beyond the required. A berm or masonry wall is required in addition to trees for perimeter parking lot landscaping. A request has been made and approved by the Planning Director to utilize shrubbery in place of the masonry wall due to the limited space between the parking and property line. 41 shrubs are being provided for this screening. Some of which are evergreen to provide screening year around per the request of the neighborhood.

The fence on top of the retaining wall on the north lot with the 5' Spartan Juniper shrubs is acceptable for screening of this parking lot from Emery Rd.

	West Lot	North Lot	East Lot	TOTALS	
Trees Required	7	2	1	10	--
Trees Provided	7	2	2	11	+1
Shrubs Required	0	0	0	0	--
Shrubs Provided	15	15	11	41	+41

Mechanical Equipment Mechanical equipment is currently located on the east side of the building. This equipment is shown screened with 6 new shrubs.

Lighting

A lighting plan has been submitted indicating new parking lot lighting will be added. The proposed lighting meets Code standards which include downward directed light and spillover light not exceeding .2 foot candles at the property line.

Access

This property fronts both High Drive and Emery Road. Parking lot access is currently provided to the site and will continue to be provided in the same locations with changes to bring the drives up to current city standards.

Floodplain

This property is not located within the floodplain.

Misc.

The property contains an existing historic rock garden area on the southern side of the property. No improvements will be made in this area.

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The Site Plan shall contain only platted land;

The property is platted as Lot 1 of Kappa Delta Addition.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

This project meets the criteria of a Major Development Project, per Section 20-1305(b)(3)(ii) of the Code. Full compliance with the standards of the Development Code unless otherwise determined by the Planning Director, to be waived for good cause shown by the applicant [Section 20-1305(b)(3)(v)].

1. Parking Lot Perimeter Landscaping Materials [20-1004(c)] Shrubs and fencing will be used instead of a masonry wall.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

This property is zoned RMG (Multi-Dwelling Residential – Greek Housing) District. *Fraternity or Sorority House* uses are permitted uses in the RMG District.

4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;

Ingress and egress to and from the site will not change from what exists today. Currently there is an access onto High Dr. at the intersection of Cambridge Rd and High Dr. and an access onto Emery Rd. Safe and efficient onsite traffic movement is provided by way of meeting the current code standards for driveway width.

5) The site plan provides for the safe movement of pedestrians within the site;

Due to the site topography, residents or visitors can either access the building directly or by stairs. Turf islands are located in the areas where direct access to the building is not provided in order for pedestrians to seek refuge if needed.

Conclusion

The proposed major site plan is to expand parking for an existing sorority house. The applicant is proposing to increase the parking from 41 spaces to 81 spaces. The Code requires .75 spaces per lawful occupant for a fraternity or sorority use. The applicant identifies 84 lawful occupants for the sorority which calculates to 63 required parking spaces and 16 bicycle parking spaces. The applicant is proposing 81 parking spaces and 18 bicycle parking spaces which are 18 spaces

over the maximum. Mitigation of the excess parking is required. The applicant has proposed stormwater improvements and these improvements have been accepted by the Stormwater Engineer to meet the mitigation requirement. These improvements include tying stormwater runoff from the parking lot and High Dr. into an existing storm sewer on Emery Dr., north of the subject property.

A 25' parking lot setback is required in residential districts. The applicant has received a variance from the Board of Zoning Appeals on April 5, 2012 to reduce this setback to 0' at the closest point and to construct necessary retaining walls within the setback area.

With the proposed parking lot addition to the site, the applicant is removing approximately 20 existing trees. The applicant is proposing additional landscaping beyond what is required, including 1 tree and 41 shrubs, to alleviate neighborhood concerns about the removal of the existing trees.

The site plan meets all other requirements of the code regarding lighting, access, and site circulation.