



**SP-15-00368:** A site plan for the redevelopment of properties located at 900 S. Iowa Street and 914 S. Iowa Street from an existing *Gas Fueling Station* (gas-convenience store with detached car wash) and a *Fast Order Food* use to a *Cleaning (car washing)* use. Submitted by Paul Werner Architects for Zaroco Inc/L& L Properties LLC, property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the above-described Site Plan subject to the following conditions:

1. Prior to the release of the site plan for issuance of a building permit the applicant shall provide an executed site plan performance agreement.

#### **ASSOCIATED CASES**

- SP-9-51-90; First Fuel Bank, 900 S. Iowa Street.
- SP-6-36-90; Revision to AMOCO; B-6-20-90, 914 S. Iowa Street.
- SP-13-00424; change of use from *Gas Fuel Sales* to *Fast Order Food, Drive-In*, 914 S. Iowa St.
- MS-8-3-11; Minor Subdivision, approved pending recording, 900 and 914 S. Iowa Street. Document recorded on 10/28/15 Book 18, Page 851.

#### **KEY POINTS**

- Proposed redevelopment includes demolition of existing buildings and construction of a new building to house a car wash.
- Site also proposes space for food truck parking on north side of property.

#### **OTHER ACTION REQUIRED**

- Submittal of 1 digital format copy of the approved site plan for release to Development Services for building permits in a digital format.
- Recording the Minor Subdivision with the Douglas County Register of Deeds Office.

#### **PLANS AND STUDIES REQUIRED**

- *Traffic Study* – No comments
- *Downstream Sanitary Sewer Analysis* - The fixture count analysis and cover letter dated July 16, 2015 provided by Joy Rhea includes an outdoor connection to the sanitary sewer for the food trucks. As previously stated, this outdoor connection to the sanitary sewer will not be allowed.
- *Drainage Study* – The drainage letter dated 7-16-2015 meets the specified requirements and is approved.
- *Commercial Design Guidelines* – Applicable to this project.
- *Retail Market Study* – Not applicable to this application.
- *Alternative Compliance* – None proposed with this application.

#### **COMMUNICATIONS RECEIVED**

1. Hillcrest Neighborhood Association requesting more detail about proposed redevelopment.
2. Adjacent property owner, Lawrence Jewish Community Center, requested additional information regarding stormwater runoff and stated concerns about noise.

<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use:	CS (Commercial Strip) District; existing <i>Gas Fueling Station</i> (gas-convenience store with detached car wash) located at 900 S. Iowa Street and existing <i>Fast Order Food</i> use known as Sandbar Sandwich Shop, located at 914 S. Iowa Street.
Surrounding Zoning and Land Use: To the north:	CS (Commercial Strip) District; existing <i>Gas Fueling Station</i> and detached <i>Fast Order Food</i> use.
To the east:	RM 24 (Multi-Dwelling Residential) and RS7 (Single-Dwelling Residential) Districts; existing <i>Neighborhood Religious Institution</i> and existing detached <i>Single-Dwelling Residential</i> use.
To the south:	RSO (Single-Dwelling Residential-Office) District; existing <i>Health Care Office</i> .
To the west:	CN2 (Neighborhood Commercial District); existing <i>Retail Sales, General</i> , known as Hillcrest Shopping Center.

Legal Description: Pending Recording of Minor Subdivision:  
Lot 1, Block 1 Minor Subdivision of Zarco West Addition.

<b>SITE SUMMARY</b>			
	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>
Land Use:	<i>Gas Fueling Station</i> <i>Cleaning (car washing)</i> <i>Fast Order Food</i>	<i>Cleaning (car washing)</i>	Multiple uses to Single use
Land Area (sq ft):	43,614	43,614	Project combines two separate parcels
Building Coverage	3,828	5,030	1,202 increase
Total Impervious Area (sq ft): % Impervious	36,121 (82.9)	28,701 (65.8)	7,420 decrease
Total Pervious Area (sq ft):	7,493	14,913	7,420 increase

### **SUMMARY OF REQUEST**

This application is for the redevelopment of the properties located at 900 and 914 S. Iowa Street. The properties include existing buildings that house a *Gas Fueling Station* with an accessory *Cleaning (car wash) Use* located at 900 S. Iowa Street and a *Fast Order Food* use located at 914 S. Iowa Street. The property is being replatted as a single lot as part of a current Minor Subdivision application, MS-8-3-11 and will be redeveloped for a single use building that will house a *Cleaning (car wash)* use commonly referred to as a tunnel carwash. The site will also include amenities to support food trucks at this location. Additionally, the redevelopment of these properties includes the closure of several existing driveways along S. Iowa Street.

**PARKING SUMMARY**

<i>Use</i>	<i>Parking Requirements</i>	<i>Spaces required</i>	<i>Spaces Provided</i>
<i>Cleaning (car wash)</i>	2 spaces + Stacking for 4 spaces at each entrance. Project has only 1 entrance.	6 spaces	6 (excluding stacking spaces) 20 vacuum station spaces

Parking for this site is somewhat unusual. The required parking spaces include regular surface spaces (2) plus stacking spaces (4). This site provides two spaces at the south end (entrance) to the car wash building and 4 spaces located along the north property line. Stacking spaces are provided in the dual one-way lanes along the west side of the property for queuing into the carwash building. Additionally, the site includes 20 vacuum stations between the building and the queuing lanes. It would be possible for vehicles to pull forward from the western vacuum stations into the queue lane if stacking permits.

One of the parking spaces located at the north end is intended for the location/placement of a food vending truck. This accessory use is discussed later in this report. The use of one parking space for a food vending truck or other special event would not impact or reduce the required parking for this use.

**STAFF REVIEW**

**Landscaping and Screening**

*Street Trees:* this property abuts public right-of-way along the west and north property lines. Appropriate street trees are required along both S. Iowa Street and W. 9<sup>th</sup> Street Terrace. This application includes the closure of several existing driveways to s. Iowa Street and results in an increase in open space on the site and the increase in the number of trees along the public right-of-way. The required number of street trees is reduced along both streets to accommodate the remaining driveways and sight triangle.

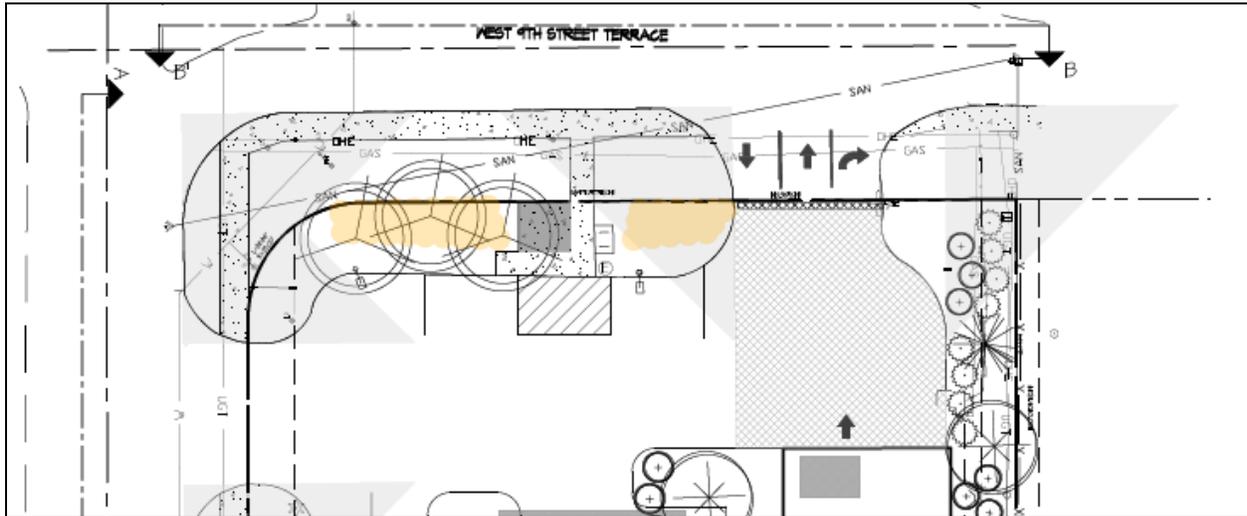
W. 9 <sup>th</sup> Terrace	5 trees required	3 trees proposed
S. Iowa Street	7 trees required	6 trees proposed

*Interior Landscaping:* The applicant has calculated the interior landscape requirement based on the total number of “vehicle parking spaces” regardless if they are parking spaces or vacuum station spaces. Typically interior greenspace is not required for parking lots with less than 11 parking spaces. Interior green space provides shade to the parking lot as well as positive driver guidance within the parking lot. This proposed redevelopment is an auto related use and requires clearly defined drive aisles to prevent conflicts and to protect pedestrians when they are out of their vehicles on site. A parking lot with 26 spaces requires 1,040 SF of greenspace. This proposed site plan shows 2,265 SF of green space.

*Perimeter:* This standard applies to parking areas that abut public streets. The four (4) spaces located at the north end of the site are parallel spaces and subject to the design standard. The site

plan shows only street trees along W. 9<sup>th</sup> Terrace. Staff recommends that shrubs be added to provide screening of the parking spaces.

The parking space, in this location, designated for the food truck includes a sidewalk and picnic area as well as a bicycle parking pad that would not allow for screening of that portion of the parking lot.



**Figure 1: Perimeter parking lot area adjacent to W. 9<sup>th</sup> Terrace.**

*Bufferyard Requirements:* This property abuts residential property to both the east and the south and a less intense commercial district to the west. Bufferyard standards apply to the east, west and south sides of this property. The residential bufferyard along the east side of the property includes a 14' wide planting strip with dense vegetation. The east side of the property abuts both RM and RS zoning districts requiring a Type 1 Buffer Yard along the north part (adjacent to the RM District) and a Type 2 buffer yard to the south portion (adjacent to the RS District). In addition to the proposed landscape the area includes a screening fence within the bufferyard.

The adjacent property owner has indicated concern about noise resulting from the proposed use and concern about proposed vegetation. The fence and landscape are intended as buffers between the uses. While predominantly a visual buffer, the combined fence and landscape will also provide sound mitigation between the uses. This was also a concern identified by the adjacent property owner. The adjacent property owner has indicated concern regarding the placement of landscape on or near the property line that could potentially damage the recently repaved parking lot. Placement of landscape materials 8-10 feet from the property line will mitigate concerns for the impact of the landscape on any existing improvements. Landscape placement with separation is a recommendation and not a requirement in this instance. Minimum separation of landscape is also required when utility lines (overhead and underground) are present as well.

- The proposed landscape along the east property line exceeds the requirements of a Bufferyard.

The area along the south property line is zoned for residential-office use and also requires a Type 2 Bufferyard (RSO District). The adjacent use is *office*. The proposed bufferyard along the south side ranges from more than 37' wide to as little as 5' wide. The estimated average width is approximate

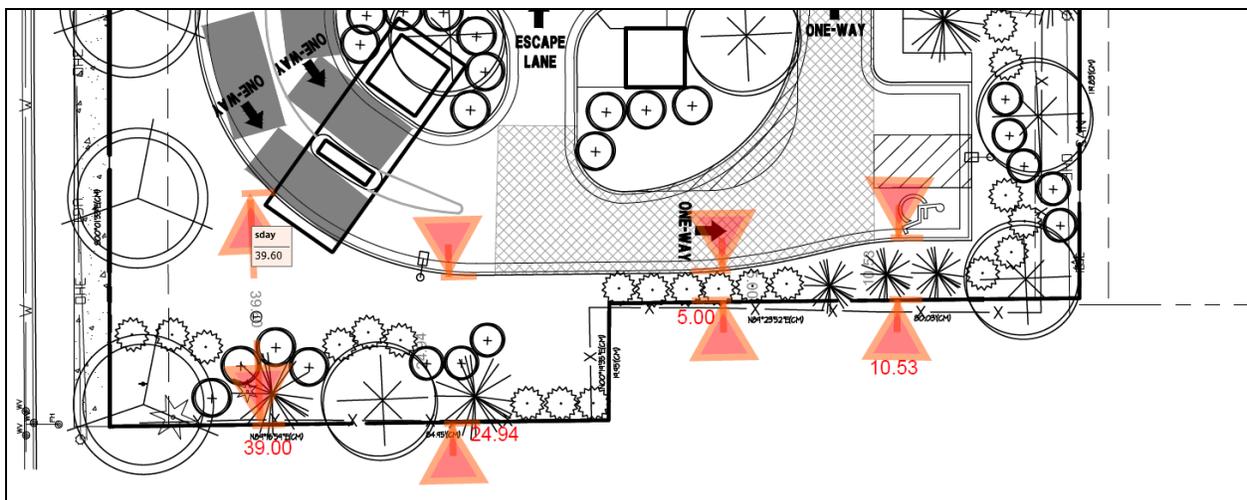
19'. The current bufferyard is only 5'-10' wide along the south property line. This area also includes a fence as well as dense landscape. The narrow portion of the bufferyard is adjacent to an existing parking lot area and follows the existing curb line in this location to accommodate turning movements of vehicles. The minimum width of a Type 2 Bufferyard is 15'. Staff calculated the required trees and shrubs for both a 15' wide and a 20' wide Type 2 Bufferyard.

*Design Standard:*

- 15' wide bufferyard = 7 trees and 25 shrubs
- 20' wide bufferyard = 7 trees and 21 shrubs

Proposed Design:

- Variable width bufferyard = 7 trees and 22 shrubs



**Figure 2: South Bufferyard CS to RSO.**

The design as proposed includes a short segment of area that is less than the minimum required width for a Type 2 bufferyard.

- The proposed landscape along the south property line complies with the planting requirements of a 20' bufferyard.

The area along S. Iowa Street includes the closure of three existing access driveways. These closures create a continuous green space along the east property line. The site plan identifies new street trees that will be added along S. Iowa Street and new sidewalk. Sight triangles located at the north end of the property on both sides of the access driveway limit the placement of trees. The proposed bufferyard is 15' wide. This space requires seven (7) trees and twenty (20) shrubs. The proposed landscape plan shows only 6 trees (street trees) and 21 shrubs. The addition of more trees is complicated by the need for adequate sight distance at the driveway intersection.

- The proposed landscape along the S. Iowa Street complies with the planting requirements of a 15' bufferyard as practical given the access and sight distance requirements.

*Mechanical Equipment:* The site plan as proposed does not include sufficient detail to assess the mechanical equipment or the related commercial design elements. Regardless, mechanical equipment, whether or not it is located at ground level or rooftop, must be screened in accordance with section 20-1006(b). The plan notes it will be roof mounted and screened with an architectural treatment.

#### *Alternative Compliance*

The applicant has not requested alternative compliance with this application. Staff recommends the landscape plan be revised to add additional landscape along the south property line to meet minimum design standards. Specifically,

- Staff recommends that the minimum 20 required shrubs be provided along Iowa Street.

#### **Lighting**

The applicant has provided a point-by-point photometric plan for this development. The proposed lighting plan complies with the design standards set out in section 20-1103 (d)(3).

#### **Commercial Design Standards**

The changes being proposed to the site and the building façade were reviewed with the Commercial Design Standards of the Community Design Manual. The site provides for reasonable pedestrian and vehicular access.

The proposed façade is compliant with the Commercial Design Standards. The building façade contains both vertical and horizontal variation and a mix of materials is being used. Roof mounted equipment will be screened. The rear elevation abuts a bufferyard that includes dense landscaping and a fence. This elevation abuts a parking lot to the east. Minimum building architecture is applied to this elevation.

#### **Access**

Vehicular access to this site is provided from S. Iowa Street and W. 9<sup>th</sup> Street Terrace. This project includes the consolidation/closure of existing driveway cuts along S. Iowa Street. These changes will result in an improvement to the S. Iowa Street corridor by reducing the number of driveways and potential conflict points along the street.

#### **Pedestrian Connectivity**

The proposed use is intended for an automobile service use, as a car wash with multiple vacuum stations. Public sidewalks are provided along the adjacent streets, W. 9<sup>th</sup> Street Terrace along the north side of the property and S. Iowa Street along the west side of the property.

A food truck parking space use is proposed at the north end of the site. This pedestrian oriented use is accessory to the car wash. Orientation of the food truck to W. 9<sup>th</sup> Street Terrace provides pedestrian protections and separation from the primary vehicular related use of the site. The site plan has been revised to state that pedestrian service on the south side of the Food Truck, facing the interior of the site is not allowed unless pedestrian protection bollards are provided.

#### **Floodplain**

This property is not located within the regulatory floodplain and is not subject to a local floodplain development permit.

## 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;**

A minor subdivision application has been processed by The Planning Office and is pending recording with the Register of Deeds Office. Upon recording the property will be replatted into a single lot. The Minor Subdivision should be recorded prior to the release of the site plan for issuance of a building permit.

**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;**

As discussed in the body of the staff report the proposed redevelopment complies with the Land Development Code as conditioned.

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

The property is zoned CS (Strip Commercial) District. This district allows a variety of retail and automotive related uses. The proposed use, *Cleaning (car wash)*, is a permitted use in this district. The accessory food truck parking (*Fast Order Food*) is also permitted in the 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;**

The redevelopment of this site includes the closure of several existing driveway points along S. Iowa Street. The access to W. 9<sup>th</sup> Street Terrace is not altered by this application.

The proposed redevelopment includes the addition of a "food truck" located at the north end. To provide protection for pedestrians using the food truck the truck shall be oriented to face W. 9<sup>th</sup> Street Terrace. Pedestrian service on the south side of the truck facing the interior of the site is prohibited.

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

Public sidewalks are provided along the north and west sides of the property. Additionally, a picnic area is provided along the north side of the property as an accessory amenity to the food truck use. Orientation of the food truck toward W. 9<sup>th</sup> Street Terrace and restricting food service to the north side of the truck will mitigate pedestrian/vehicle conflicts on this site.

## Conclusion

The proposed application is for the redevelopment of the site to include a tunnel type carwash and multiple vacuum stations. An accessory use included in the application is a designated space for a food truck, located at the north end of the site. Minor revisions to the site plan are noted as recommended conditions of approval.