

MEMO

March 9, 2023

To: Peter Brixius and City Council
From: Marlin Eckhoff, Building Official
Subject: Tanya Hurtado Site Plan for 430 W Victory Way

BACKGROUND / DISCUSSION

The following is the original memo that was sent to P&Z for their December 19th meeting. At the end of this memo you will find an explanation of the revisions that were requested by P&Z.

Tanya Hurtado has submitted a site plan for a commercial building at 430 W Victory Way. The project will consist of a two-story metal framed building. The occupancy use of the building will be a salon/spa and coffee shop on the main floor with a drive through, with showers and storage on the second floor.

The foot print of the building will be 40 ft. x 50 ft., the second story will be 40 ft. x 40 ft for a total of 3,600 sq. ft. of floor space. The overall height of the building will be 29 ft. They are proposing white metal roofing and white vertical metal panel siding with black wainscoting and trim accents.

Note: At this time, they have not given me any information for any other architectural details.

However, I believe it may be a good approach to recommend or require decorative awnings of some sort over both entry doors. These would add some character to the square building and be functional also.

The following is an outline of the Land Use Code requirements for this project:

Zoning:

This property is zoned Community Commercial (C-2), which allows all of the above-named occupancies as a principal use.

Setbacks:	Required	Proposed
Front:	25'	68'
Rear:	15'	18'
Sides:	10'	18' and 39'

Access:

There will be one access/exit at the southwest corner of the property. The existing accesses along W Victory Way will be closed off and new curb and sidewalks will be poured. A traffic study was completed, and this was about the only option CDOT would approve.

Parking:

Based on our Land Use Code, the spa area on the main level along with the two showers on the second floor would require a total of 8 parking spaces. The coffee shop portion would require 6 spaces for a combined total of 14 spaces. The site plan proposes 14 regular, and one van accessible ADA parking space.

Landscaping:

Required landscaping based on the lot size of 12,500 sq. ft. minus the footprint of the building.

	Required	Proposed
Landscaped area: 8%	840 sq. ft.	620 sq. ft.
Trees:	2	2 +
Shrubs:	3	3 +

Note: The landscape area does not quite meet our 840 sq. ft. However, they said they would be willing to do a small landscape area along W Victory Way also, but it would make for at least one less parking space. They are proposing to do a 6ft wide landscaped area next to the building on the south side and a portion of the west side, along with a narrow strip along the south side of the drive-through with smaller trees in it, and a proposed planter box on the west side also. This lot is challenging due to the small size, the proposed drive through, and the site triangle that we must maintain at the corner of Victory Way and Ranney. So, we can discuss additional landscaping at the meeting if need be.

Sidewalks:

There will be concrete sidewalks along both W Victory Way and Ranney St.

Refuse disposal:

They have discussed options for trash containers with the city's solid waste department. They are proposing a trash receptacle enclosure on the northeast corner of there property that will have separate trash containers for each tenant. However, this may move to a more convenient location for the tenants and for pick up. Either way, any trash containers will be in an enclosure.

I have included the following items for your review:

1. A satellite image of the property, it has the old building on it that has since been removed.
2. 6-page site plan.
3. Basic exterior elevation drawing of the exterior of the building.
4. Floor plans for both floors.
5. Additional examples of awnings.
6. Minutes from the December 19, 2022 P&Z meeting.

Planning Commission Recommendation:

The P&Z Commission reviewed this site plan on their December 19, 2022 regular scheduled meeting. The commissioners did not have an issue with the use, size, placement of the building, parking, etc. however, they were concerned about the exterior aesthetics of the proposed building since it is at a main intersection. They requested that the applicant re-submit additional information including awnings over the lower windows and exterior doors and stone wainscoting that matches the stone on the corners instead of metal.

The applicant agreed to the changes and submitted examples of the awnings.

The commission reviewed the new information and all agreed that it would be sufficient as long as the changes are included in the construction drawings. Recommending to council to approve the site plan with the revised changes.