

AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION
February 22, 2016
8:00am

“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”

A. CALL TO ORDER

B. MINUTES

1. Approve Minutes from the February 8, 2016 Planning Commission Meeting

- i. Commission Motion/Vote**

C. BUSINESS

- 1. Z2016-02 & Z2016-07: VARIANCE REQUEST FOR A PRIVATE GARAGE LOCATED AT 134 EAST CLARK STREET AND 146 EAST CLARK STREET**

- i) Consider a request for a variance located at 134 East Clark Street to allow a private garage to be rebuilt within the required side and rear yard setback.

- a) Staff Report
 - b) Open Public Hearing
 - c) Close Public Hearing
 - d) Board of Zoning Appeals Motion/Vote**

- ii) Consider a request for a variance located at 146 East Clark Street to allow a private garage to be rebuilt within the required side and rear yard setback.

- a) Staff Report
 - b) Open Public Hearing
 - c) Close Public Hearing
 - d) Board of Zoning Appeals Motion/Vote**

2. Z2016-08: SITE PLAN FOR SCOOTER'S BREW ENTERPRISES

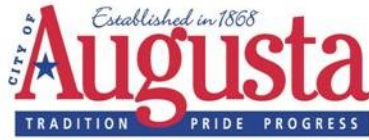
Consider approval of the Site Plan, Signage Plans, and Lighting Plans for the proposed Scooter's Coffee House development located at 525 West 7th Avenue.

- a) Staff Report
- b) Commission Motion/Vote**

D. MATTERS FROM/FOR COMMISSION

- 1. Upcoming Planning Commission Activity
 - i. Final Master Drainage Plan – AppCon Addition
 - ii. Preliminary Plat – Private Subdivision at SW 90th Street and SW Tawakoni Road
- 2. Planning Commission Questions/Comments

E. ADJOURN



Planning Commission Minutes
February 8, 2016
8:00am

- Members Present: Elmer Simon, David Bisagno, Joe Luinstra, Connie Thurman, H.V. Chapin, Rick Blue
- Members Absent: David Berndsen
- Guests Present: Robert Webber, William Fuller, Ernest Cantu, Earl Ward, Joe Sage, Sue Evans, Eddie Evans
- Staff Present: Cody Sims, Assistant City Manager
Jamie Goering, Public Works Director
Dan Allen, Building Inspector
Travis Combes, Environmental Inspector
Susan Smith, Community Development Administrative Assistant

David Bisagno called the meeting to order at 8:00 a.m.

The first item of business was to review the Minutes from the January 25, 2016 meeting. Rick Blue made a motion to accept the Minutes, seconded by H.V. Chapin; Motion carried without opposition.

David Bisagno introduced the first item of new business: *Case No. Z2016-04: Final Plat for AppCon Addition*. The AppCon Addition is located at 525 and 603 West 7th Avenue. The plan was prepared by Professional Engineering Consultants, P.A. to the Augusta City Council. Cody Sims stated Lot 1 is pending construction of a Scooters Coffee, while Lot 2 has no immediate plans and may be sold for development opportunities. Rick Blue asked if the drainage was going to be similar to the hotel drainage plan. Cody responded that the direction of the water is similar to the Hotel drainage plan, and that most of the water will drain towards the back of the property.

Connie Thurman made a motion to recommend approval of the Final Plat for the AppCon Addition to the Governing Body of the City of Augusta. The Motion was seconded by Rick Blue; Motion carried without opposition.

David Bisagno introduced the second item of new business: *Case No. Z2016-05: Preliminary Master Drainage Plan for AppCon Addition*. The Planning Commission was to consider approving the Preliminary Master Drainage Plan for the AppCon Addition located at 525 and 603 west 7th Ave. The Preliminary Master Drainage Plan was prepared by Professional Engineering Consultants, P.A. Cody stated the slab on lot 2 will eventually be removed. The Final Master Drainage Plan will need to be approved in about a month. Connie Thurman asked when Scooters plans on starting construction. Cody

replied in about a month. The Site Plan will be discussed at the February 22, 2016 Planning Commission Meeting. Connie told Cody that she liked the checklist included in the packet.

Connie Thurman made a motion to approve the Preliminary Master Drainage Plan for AppCon Addition. The motion was seconded by Joe Luinstra; Motion carried without opposition.

David Bisagno introduced the third item of new business to discuss *Case No. Z2016-02: Variance Request For a Private Garage Located at 134 East Clark Street*. Planning Commissioners, sitting as the Board of Zoning Appeals, were to consider a request for a variance located at 134 East Clark Street to allow a private garage to be rebuilt within the required side and rear yard setback. Cody Sims told the Board there was a fire on November 12, 2015 that started at 146 East Clark Street and spread to 134 East Clark Street. Cody Sims explained the current Zoning Regulations for rebuilding the garage in its current location and what the setbacks would be.

1203.3.2 Private garages shall provide a 5 foot side yard and a 5 foot rear yard, unless the garage is entered from an alley, shall provide a 10 foot rear yard.

Cody Sims also explained there are five (5) conditions that must all be met in order to grant a variance.

David Bisagno opened the public hearing.

Mr. William Fuller, owner of 134 East Clark Street, handed out a drawing explaining why he would like to keep the garage where it was located prior to the fire. Rick Blue asked how the fire spread to his building. Mr. Fuller explained the buildings were connected with a wall between them, and that the wind drove the flames through the wall. The buildings have been like this for nearly 90 years. Joe Luinstra asked if the building on 146 E Clark Street was totally demolished. Cody replied that it had been destroyed in the fire. Connie Thurman asked if an inspection of the garage at 134 E Clark had been done. Dan Allen said the 2nd floor was totally gone, but there are still three (3) walls standing. Connie asked Mr. Fuller about his plans for rebuilding. Mr. Fuller said that it depended on the outcome of the meeting but it will not be 600 square feet again.

David Bisagno read the required criteria to the public in order to grant a variance:

- 1. That the variance requested arises from such conditions which is unique to the property in question and which is not ordinarily found in the same zone or district, and is not created by an action or actions of the property owner or the applicant;*
- 2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;*
- 3. That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application;*

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and*
5. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.*

Mr. Earl Ward, owner at 146 E Clark, would like to rebuild his carriage house exactly where it was located before the fire and stated that the building was built over 90 years ago. He would like to see Mr. Fuller and himself rebuild the carriage house exactly like it was. Cody Sims reminded the Planning Commissioners there will be a Public Hearing scheduled for Mr. Ward's case on February 22, 2016. Elmer Simon asked Cody if the property owners were abutting their property with the alleys. Cody confirmed the properties were abutting the alley.

David Bisagno closed the public hearing.

Connie Thurman made a motion to continue discussion of 134 East Clark Street on Monday, February 22, 2016 when the Board of Zoning Appeals will consider the variance request for 146 East Clark Street. The motion was seconded by Elmer Simon; motion carried without opposition.

David Bisagno introduced the fourth item of new business to discuss. *Case No. Z2016-03: Variance Request for a Private Garage Located at 911 North Osage Street.* The Board of Zoning Appeals was to consider a request for a variance located at 911 North Osage Street to allow a private garage to be built within the required side and rear yard setback.

David Bisagno opened the public hearing

Cody Sims told the Planning Commissioners there was a fire on November 12, 2015 that started at 146 East Clark Street and spread to 134 East Clark Street and 911 North Osage Street. Cody Sims explained the current Zoning Regulations for rebuilding the garage in its current location and what the setbacks would be.

1203.3.2 Private garages shall provide a 5 foot side yard and a 5 foot rear yard, unless the garage is entered from an alley, shall provide a 10 foot rear yard.

Cody Sims also explained that there are five (5) conditions to be met in order to grant a variance.

Robert Webber with Klein Construction said that he wants to construct the 16' x 20' single-car garage at 911 Osage St. Joe Sage, son of Millie Sage, spoke and said that he would like to rebuild the garage as it was before the fire. The garage was used for parking a vehicle in it. Since 1920, the building has been on the property line and has caused no problems.

Joe Luinstra asked if the new building would be the same size as the old building. Mr. Webber stated that yes it would be the same size. Mr. Webber also stated the existing slab will be removed because it was damaged by the heat of the fire. A new slab will be poured to current building code standards.

Mr. Eddie Evans, owner at 130 E Clark St, spoke and said that he didn't have a problem with the buildings being put back where they were originally built.

Joe Luinstra made a motion to approve the variance for a private garage at 911 North Osage Street. The motion was seconded by H.V. Chapin and opposed by Connie Thurman and Elmer Simon. Motion Carried.

Adjourn: At 9:05 a.m. Joe Luinstra made a motion to adjourn. Elmer Simon seconded, and the Motion carried without opposition.



CITY OF AUGUSTA PLANNING COMMISSION AGENDA REPORT

Meeting Date: February 22, 2016

Department: Community Development

Submitted By: Cody Sims, Assistant City Manager

Prepared By: Cody Sims, Assistant City Manager

Agenda Title: **Z2016-02 & Z2016-07: VARIANCE REQUEST FOR A PRIVATE GARAGE LOCATED AT 134 EAST CLARK STREET AND 146 EAST CLARK STREET**

RECOMMENDED ACTION:

- i) Consider a request for a variance located at 134 East Clark Street to allow a private garage to be rebuilt within the required side and rear yard setback.
- ii) Consider a request for a variance located at 146 East Clark Street to allow a private garage to be rebuilt within the required side and rear yard setback.

BACKGROUND:

On the morning of Thursday, November 12, 2015 the Augusta Department of Public Safety responded to a reported structure fire at 146 East Clark Street. Upon arrival, safety crews discovered the fire affected multiple structures including a private garage structure at 134 and 146 East Clark Street, the house at 146 East Clark, and the private garage and house located at 911 North Osage. Fire crews were able to extinguish the two house fires before either of the structures suffered a total loss. The private garage at 911 North Osage and 146 East Clark were both completely destroyed, while the private garage at 134 East Clark suffered significant damage. Community Development staff has received requests from the property owners to rebuild the private garage structures in the current location; however, due to setback requirements established in the adopted zoning regulations, this is not possible without a variance approved by the Augusta Board of Zoning Appeals.

The variance request for 134 East Clark Street was first presented at the February 8, 2016 Planning Commission meeting. During the public hearing a request was presented to the Board of Zoning Appeals to continue the request until the February 22, 2016 Planning Commission meeting when it could be heard with the 146 East Clark Street variance request.

ANALYSIS:

The Zoning Regulations of the City of Augusta establish parameters as it pertains to the placement of private garages on a lot, as defined in Section 1203.3.2:

1203.3.2 Private garages shall provide a 5 foot side yard and a 5 foot rear yard, unless the garage is entered from an alley, shall provide a 10 foot rear yard.

If the intent of the zoning regulations *cannot* be followed, the property owner must submit a variance request to the Planning Commission sitting as the Board of Zoning Appeals if the use is desired. In order for a variance to be granted, all of the following conditions must be met, as identified in K.S.A. 12-759(e):

1. *That the variance requested arises from such conditions which is unique to the property in question and which is not ordinarily found in the same zone or district, and is not created by an action or actions of the property owner or the applicant;*
2. *That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;*
3. *That the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application;*
4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and*
5. *That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.*

A variance should not be approved for requests that do not meet all five criteria above. **A variance is a planning mechanism that provides an exception to adopted zoning regulations in light of a unique and unusual hardship affecting a property that otherwise prohibits conformance.**

134 East Clark Street

The private garage at 134 East Clark Street was constructed on the rear property line and also adjoined the private garage at 146 East Clark Street (see attached illustration). The structure had a footing on three sides. After the fire, the owner of the structure – Mr. William Fuller – contacted the Community Development Office and discussed the possibility of rebuilding the garage in its previous location. After conferring with Inspection Division staff and reviewing the requirements of the adopted zoning regulations, it was explained to Mr. Fuller approval could not

be granted from staff to rebuild the garage in its current location because of setback requirements for private garages.

An additional consideration for the Board of Zoning Appeals pertains to the amount of the garage still standing. Unlike the other two private garages that were completely destroyed by fire, the private garage at 134 East Clark Street was partially damaged. Pursuant to Section 4-1007 of the Augusta City Code, the following should be considered:

- (b) *If the repair, alteration, or improvement of the structure can be made at a cost which shall not exceed 50 percent of the fair market value of the structure, the owner of the property shall, within the time specified in the order, repair, alter or improve the structure to render it safe and fit for human use or habitation, or shall vacate and close the structure until such time as he has complied with the order.*

- (c) *If the repair, alteration or improvement of the structure cannot be made at a cost of 50 percent or less of its fair market value, the owner shall, within the time specified in the order, remove or demolish the structure.*

My initial recommendation to Inspection Division staff was if more than 50% of the structure was damaged, then the structure should be completely rebuilt and all setbacks enforced. However, if less than 50% of the structure was damaged, the Board of Zoning Appeals *could* consider granting a variance for the rear setback, but still enforce the five (5) foot side setback. Staff has received an e-mail from Kyle Becker (an Estimator with NCRI – National Catastrophe Restoration, Inc.) stating it is their opinion the structure has less than 50% damage (see attached). At minimum, the new side of the garage should be offset from the east property line by the required five (5) feet and a supporting footing should be constructed. After our discussions, staff is confident the property owner would have the garage rebuilt in a timely manner.

146 East Clark Street

The private garage at 146 East Clark was completely destroyed in the fire. The property owner has shared his desire to completely reconstruct the garage in its prior location, again in violation of required side and rear setbacks established in the zoning regulations. I encourage the Board of Zoning Appeals to consider the reconstruction of the garage as if it was on a property unrelated to the fire incident. If this was a property anywhere else in town, would it be reasonable to grant the property owner an exception to the established rules? It would be reasonable *if* there were unique circumstances to the property that would otherwise result in unreasonable hardships to the property owner. Considering variance requests should not be taken lightly, and, if there are not extenuating circumstances prohibiting conformance to the rules, the adopted rules should be enforced. In the case of 146 East Clark, staff does not support the variance and respectfully requests the rear and side yard setbacks be honored at the time of reconstruction.

Additional Considerations

After reviewing the conditions outlined in K.S.A 12-759(e), staff provides the following observations for 134 East Clark Street and 146 East Clark Street:

1. The conditions for which the variances are being requested are not unique to the properties in question. The garages were constructed in an era when the current zoning regulations were not in effect. Furthermore, planning and zoning standards and best practices have evolved since the original construction, thereby underscoring the importance of proper setbacks. With the amount of work required, today's zoning regulations should be enforced.
2. Granting the variances do have potential to adversely affect the rights of adjacent property owners or residents. **We – the City of Augusta – do not have the authority to authorize, permit, or otherwise approve the reconstruction of a structure that will force the property owner to encroach upon neighboring private property in the event maintenance on the structure is required.** While neighborly relations may be positive today, we cannot guarantee this will be the case in one year, five years, or ten years down the road.
3. In reviewing the properties, staff does not believe the strict application of the zoning regulations will constitute unnecessary hardships upon the applicants.
4. The circumstances which led to the variance request being considered by the Board of Zoning Appeals was a result of a structure fire that quickly spread to surrounding structures. If the response by public safety crews would have been delayed, the end result could have been much more serious. As planning and zoning standards and best practices have evolved, the value of building setbacks have become a mainstream requirement for development.
5. As demonstrated in the four previous explanations, **granting the requested variances will be in opposition of the general spirit and intent of the zoning regulations.** It is for these reasons why staff does not support the granting of the requested variance. Although structures on surrounding properties abut their respective property lines, it is important that future development and redevelopment is completed in compliance to adopted codes.

FISCAL IMPACT/FUNDING SOURCE:

There is no impact to the City budget with this request.

Zoning Administrator Approval Date: 02/18/16

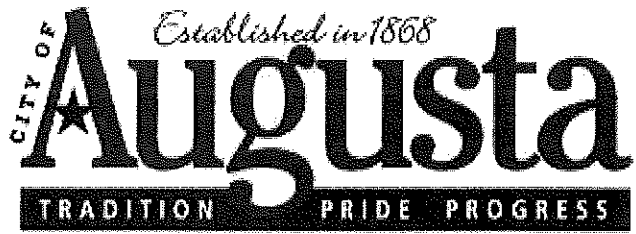
Attachments *(list in packet assembly order):*

1. *Variance Request Application – 134 East Clark Street*
2. *Variance Request Application - 146 East Clark Street*
3. *E-mail concerning remaining structure at 134 East Clark Street*
4. *Variance Illustration*

City of Augusta

Community Development Department

Application for a Zoning Case



Instructions to Applicant or Agent:

This application is required to be completed in its entirety by the owner - or their authorized agent - of land affected by the requested Planning & Zoning Action(s). Upon completion, this application shall be returned, along with the appropriate fee, to the Community Development Department at Augusta City Hall; 113 East 6th Avenue; P.O. Box 489; Augusta, KS 67010 **OR** e-mailed to Susan Smith at ssmith@augustagov.org.

NOTE: If this application is completed and submitted to the City of Augusta by any party other than the legal owner or their authorized agent, a notarized statement from the owner consenting to the requested action shall be provided to the Community Development Department before any action will occur.

Planning & Zoning Action Requested (check all that apply)

- Change of Zoning District Classification Conditional Use Permit
 Appeal Decision of Zoning Administrator Site Plan Review
 Other

Date

Applicant's Name

Applicant's Street Address or P.O. Box Number

City

State

Zip Code

Relationship of Applicant to Property

Name of Design Professional (if applicable)

Function

Street address or P.O. Box Number

City

State

Zip Code

General Location of the Property

Property Street Address

City Limits

134 E Clark St

Growth Area

City

State

Zip Code

Augusta

KS

67010

Lot(s)

Block

Subdivision

28

F

Herman & McKitricks

CAMA Number

2952204016015000

Current Zoning Classification

R1A - Single Family Residential District

Proposed Zoning Classification

R1A - Single Family Residential District

Instructions: Complete the following field(s) that best reflect the requested zoning action. Not all fields require completion. Explain the details of the circumstances in sufficient detail to provide a thorough examination by the Planning Commission.

Conditional Use Permit

Variance from Adopted Zoning Regulations

Request a variance from Section 1203.3.2 of the adopted zoning regulations: "Private garages shall provide a 5 foot side yard and a 5 foot rear yard, unless the garage is entered from an alley, shall provide a 10 foot rear yard." Garage was damaged in a recent structure fire; property owner request to rebuild in previous location.

Appeal Decision of the Zoning Administrator

[Empty box for Appeal Decision of the Zoning Administrator]

I acknowledge I have read all pertinent information provided by the Community Development Department and agree to abide by all requirements established in the Zoning and Subdivision Regulations for the City of Augusta, including prompt payment of all required fees. Furthermore, I affirm I am the legal owner or authorized agent of the property listed herein, and have the authority to initiate the requested Planning & Zoning action(s). I agree to hold the City of Augusta harmless of any liabilities resulting from the requested Planning & Zoning action(s).

Applicant's Signature

William Smith

Date

12-14-15

Owner's Signature (if different)

[Empty box]

Date

[Empty box]

Authorized Agent's Signature (if applicable)

[Empty box]

Date

[Empty box]

Staff Review

S. Smith

Date

12-14-15

Case No.

22016-2

Application Packet Checklist (Office Use Only)

- Completed Application
- Required Fee
- Legal Survey (if applicable)
- Abstractor's List
- Site Plan (if applicable)

**PLANNING COMMISSION
City of Augusta, Kansas**

APPLICATION FOR A ZONING CASE

[Please Type or Print Clearly]

Applicant's Name EARL WARD
Street Address or Post Office Box Number 146 E. CLARK
City AUGUSTA State KS Zip Code 67010
Daytime Telephone Number 316-775-3020

Relationship of applicant to property is that of OWNER
[Owner - Tenant - Lessee - Buyer - Other]

Agent's Name (if any) _____
Street Address or Post Office Box Number _____
City _____ State _____ Zip Code _____

Current zoning is _____
Proposed zoning is _____
Conditional Use Permit for _____
Variance from the Regulations REBUILD GARAGE IN ORIGINAL LOCATION
Appeal decision of the Zoning Administrator _____
For the purpose of _____

Address of the property in question 146 E. CLARK
Legal Description:
Lot/s 29-30 Block F Subdivision HERMAN & MCKITRICKS ADD
City Tract _____ CAMA Number 295-22-0-40-16-016.00-0-01

Both the Applicant and the Agent must sign the application:

Earl Ward _____ 1/11/16 _____
Applicant's Signature Date

Agent's Signature (if any) Date

Application for a Zoning Case

Dan Allen

From: Kyle Becker [k.becker@NCRICAT.COM]
Sent: Tuesday, November 24, 2015 11:17 AM
To: dallen@augustagov.org
Cc: bill62649@hotmail.com
Subject: William Fuller - Fire

Mr. Allen,

Mr. Fuller asked me to write you in regards to the fire damage to his garage located at 134 E Clark.

It is in our opinion that his structure has more than 50% still standing and in repairable condition. With this, we believe that it could more easily be repaired, rather than torn down and rebuilt. If you have any questions, or need any further information from us, please let me know.

Thank you,

Kyle Becker
Estimator, NCRI- National Catastrophe Restoration, Inc.
8447 E 35th St N
Wichita, KS 67226
316-636-5700 Office 316-636-5712 Fax

5' REAR YARD AND 5' SIDE YARD SETBACK AS REQUIRED BY SECTION 1203.3.2 OF THE ZONING REGULATIONS OF THE CITY OF AUGUSTA

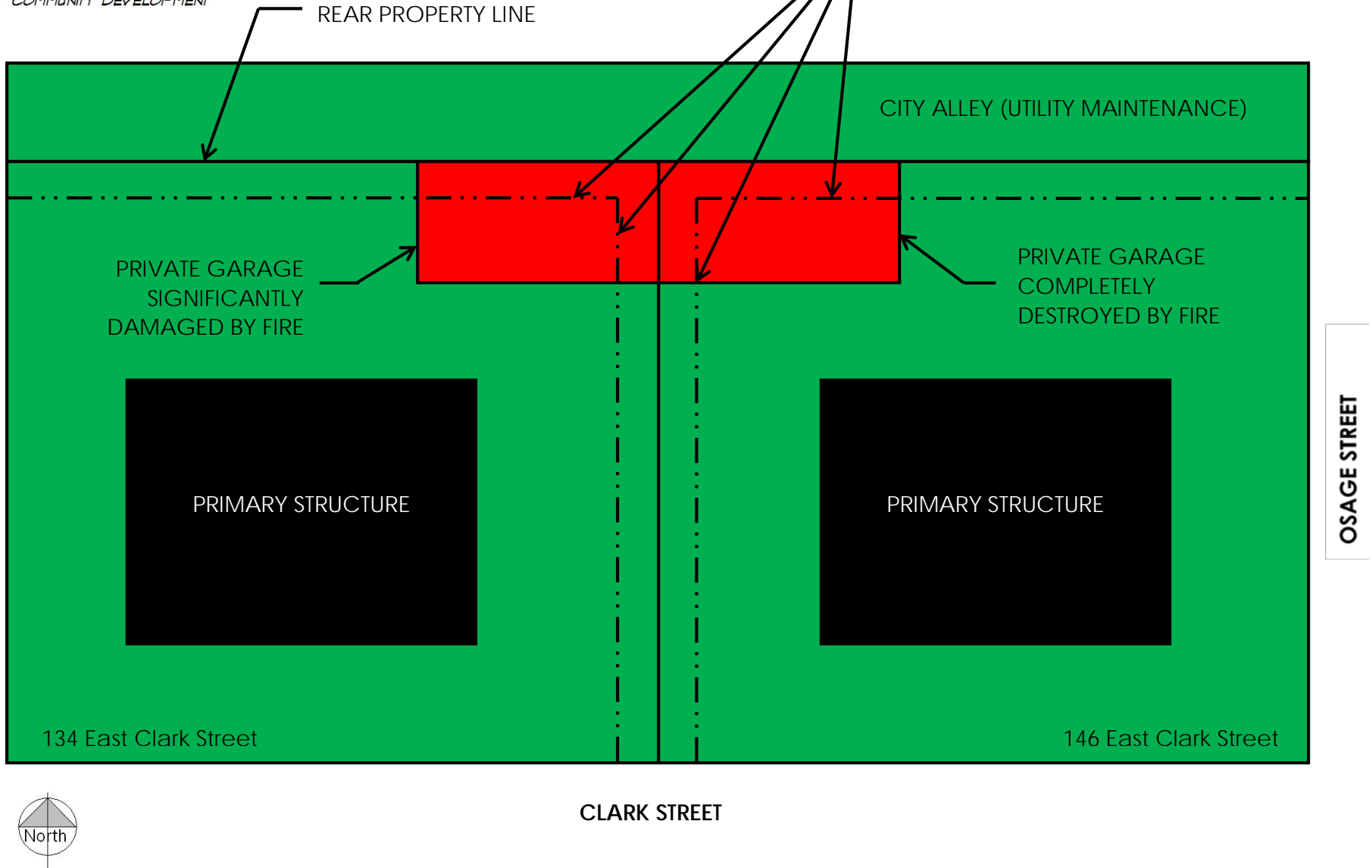


ILLUSTRATION IS FOR VISUAL INTERPRETATION PURPOSES ONLY. DRAWING IS NOT TO SCALE.
FEBRUARY 22, 2016



**CITY OF AUGUSTA
PLANNING COMMISSION AGENDA REPORT**

Meeting Date: February 22, 2016
 Department: Community Development
 Submitted By: Cody Sims, Assistant City Manager
 Prepared By: Cody Sims, Assistant City Manager
 Agenda Title: **Z2016-08: SITE PLAN FOR SCOOTER’S BREW ENTERPRISES**

RECOMMENDED ACTION:

Consider approval of the Site Plan, Signage Plans, and Lighting Plans for the proposed Scooter’s Coffee House development at 525 West 7th Avenue.

BACKGROUND:

With the Final Plat approved, the planning process for the proposed Scooter’s Coffee House development at 525 West 7th Avenue is nearing completion. After the Site Plan, the only remaining planning document to be approved will be the Final Master Drainage Plan. Staff is working with the developers and their design team to support a spring 2016 groundbreaking.

ANALYSIS:

Staff has reviewed the Site Plan, Signage Plan, and Lighting Plan and concurs with the information presented. City departments are currently reviewing the associated civil plans in order to return any comments to the project engineer before fully approving the plans. Staff is currently working with the developer to finalize plans for extension of required public utilities.

FISCAL IMPACT/FUNDING SOURCE:

There is no impact to the City budget with this request.

Zoning Administrator Approval Date: 02/18/16

Attachments *(list in packet assembly order):*

1. *Site Plan Check Sheet*

City of Augusta

Community Development Department

Site Plan Review Checklist



Case No.

Applicant or Agent Name

Date Submitted

Development Name

Site Plans shall be prepared by a registered professional civil engineer, architect, or landscape architect at a scale of 1 inch equals 20 feet, on standard 24 x 36 inch sheet.

Name of project, address, boundaries, date, north arrow and scale of the plan.

Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.

Name and address of all owners of record of abutting parcels.

All existing lot lines, easements, and right-of-way. Include area in acres or square feet, abutting land uses and structures.

The location and use of all existing and proposed structures within the development. Include all dimensions of height and floor area, and show all exterior entrances and all anticipated future additions and alternations. For developments in the Commercial District (C), indicate design details to make new construction compatible with existing structures.

The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location, type, and screening details for all waste disposal containers shall also be shown.

The Community Development Department may require location, height, intensity, and bulb type of all external lighting features. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.

The location, height, size, materials and design of all proposed signage.

The Community Development Department may require a landscape plan showing all existing open space, trees, forest cover and water sources, and all proposed changes to these features including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, drainage retention areas and wells.

The location of all present and proposed utility systems including: sanitary sewage system, water supply system, telephone, cable and electrical systems, storm drainage systems including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swells.

Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.

Existing and proposed topography shown at no more than two-foot contour intervals. All elevations shall refer to the United States Geodetic Survey (USGS) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (FEMA) requirements.

Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.

Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-family developments, or for developments in heavy traffic areas to include: 1). The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; 2). The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and 3). The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

PDF copy of the Site Plan

~~Completed Application for Planning Commission Action~~

Reviewed by:

Date