

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: February 2, 2018
Re: NAPA Auto Parts expansion

On your agenda for February is a site plan review for an expansion of the NAPA Auto Parts store on Lansing Road here in the City.

I have reviewed the proposed plans, and have prepared a resolution for your use at the meeting. I have also included the site plan drawing provided by the engineer.

The basic proposal is to construct a 44X36 addition to the rear of the store.

I would offer the following thoughts on the proposed plans:

- This plan eliminates employee parking spaces at the rear of the building. Recalculating required parking based on useable floor space results in a need for 9 total parking spaces, which includes employee parking. There are eight existing spaces at the front of the building, and NAPA is proposing to add one additional space at the side of the building to reach the required 9 spaces.

Because the existing building has no doors or windows along that side, there has been no required side yard (side setback) previously. However, the proposed addition includes a new entry door and overhead door, which creates a requirement for a 10 foot side yard.

It will require an action by the Zoning Board of Appeals to approve the side yard parking space, the proposed concrete landing, and dumpster location, all of which are located within the newly required side yard setback in this plan.

- This plan shows a loading zone in the side yard, which is allowed in a B-3 district, however it needs to be enlarged to 10X50' in size, which can be accomplished easily with pavement markings.

I believe the other elements of this plan (rear setback, etc) are in compliance with local zoning regulations. Therefore, assuming there are no other concerns regarding this site plan, I have given you a resolution that specifically includes a reference to the need for additional action by the ZBA to address the side yard setback issues.