

Memo

To: City Council – Zoning Board of Appeals
From: Bryan Myrkle, Community Development Director
Date: March 23, 2018
Re: NAPA expansion and yard exceptions

On your agenda for Monday's meeting is the consideration of yard exceptions for a proposed expansion of the NAPA Auto Parts building at 320 Lansing Street.

The basic proposal, to construct a 44X36 addition to the rear of the store, has been reviewed and approved by the Planning Commission with the understanding that the Zoning Board of Appeals will have to take action to approve these exceptions.

The NAPA building is 36' X 124', and is located on a long and narrow lot (50' X 264'), which limits its possibilities for expansion. Essentially, building out to the rear of the site is the only practical option for expansion.

By adding on to the rear of the site, the outdoor space that is currently used for employee parking and dumpster access would be eliminated. Recalculating required parking based on useable floor space results in the 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, a proposed concrete landing, and dumpster location, all of which are located within the newly required side yard setback in this plan.

The fire department has reviewed this plan and has requested the parking space be moved from the side-front of the building to the side-rear of the building so as not to block the majority of the side access area.

The City's zoning code provides an opportunity for the Zoning Board of Appeals to grant an exception to yard regulations. It states: *"When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape, topography or due to architecture or site arrangements, such regulations may be modified or determined by the Board of Appeals."*

I think due to the narrowness of the lot, combined with the building architecture and site arrangement, this proposal should qualify for a yard exception.