

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, DECEMBER 16, 2014
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request for Special Use Approval for Panera Bread Drive Through Restaurant. The property is located at 5500 Clyde Park Avenue. (Section 36) (Jeffrey Parker Architects) (Includes Site Plan Approval)
2. Request for Special Use Approval for Express Auto Used Car Sales. The property is located at 2046 – 28th Street. (Section 15) (Joseph Giannloa) (Includes Site Plan Approval)

NEW BUSINESS:

INFORMATIONAL ITEMS:

3. Wilson Avenue / 56th Street zoning considerations.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: December 4, 2014
PLANNING COMMISSION DATE: December 16, 2014

ACTION REQUESTED: Request for Special Use Approval for Panera Bread Drive Through Restaurant (Includes Site Plan Approval)

REQUESTED BY: Jeffrey Parker Architects

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5500 Clyde Park Avenue, SW. (Section 36)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-3 Planned Business as are all surrounding properties.

EXISTING LAND USE:

The site is a parking area for Meijer's. The surrounding land uses are as follows:

North: Meijer's C-Store
South: Belle Tire
East: Meijer's
West: Steak n' Shake Restaurant (across Clyde Park Avenue)

PROPOSED LAND USE:

Panera Bread proposes to develop a 4500 square foot restaurant within the parking lot for Meijer's. The use would incorporate a drive through service. This property is zoned B-3 Planned Business. The Zoning Code was amended earlier this year to potentially allow drive through restaurants in this, and all other, commercial districts. Panera desires to establish a separate parcel for this use.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

This proposed drive through restaurant would be developed on an underutilized parking area for Meijer's. Landscaped islands would be created to provide separation from the surrounding businesses. Panera's is a quality restaurant and would be an enhancement to this area. There will be no adverse effects on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. The Zoning Ordinance was recently amended to allow drive through restaurants in all commercial districts to provide opportunities for business development. Nearby are Steak n' Shake and Sonic Restaurants which provide vehicle service.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The potential drive through lane is well defined through the landscape island separations from the Meijer's parking lot and drive aisles. No adverse traffic impacts are anticipated from the proposed use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The potential drive through restaurant will have no blighting influence on neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

Staff is awaiting parking calculations for Meijer's and the surrounding out lots to determine conformance with the Zoning Ordinance requirements. The results of that analysis are anticipated to be available at the public hearing.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department.
2. A sidewalk connection shall be provided between the restaurant and the public sidewalk along Clyde Park Avenue.
3. The driveway at the southwest corner of the site shall be widened to allow full vehicle movements.
4. The property is proposed to be split from the Meijer parcel. The property would be 1.09 acres with 175.5 feet of frontage. This B-3 Planned Business district has a minimum lot area of 5 acres with a minimum lot width of 300 feet. A variance from the Board of Zoning Appeals is necessary to allow this property to be divided. The nearby Belle Tire, Chili's and Steak n' Shake are properties within the B-3 district that are of similar size as proposed.
5. The building façade is the customary corporate identity which incorporates primarily E.I.F.S. and windows. The proposed façade is adopted as part of the Site plan approval.
6. The proposed landscape plan extends beyond the proposed property boundary and incorporates landscape islands within the Meijer parking lot. Irrigation in the front yard area will be provided. The landscape plan is adopted as part of the site plan approval.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

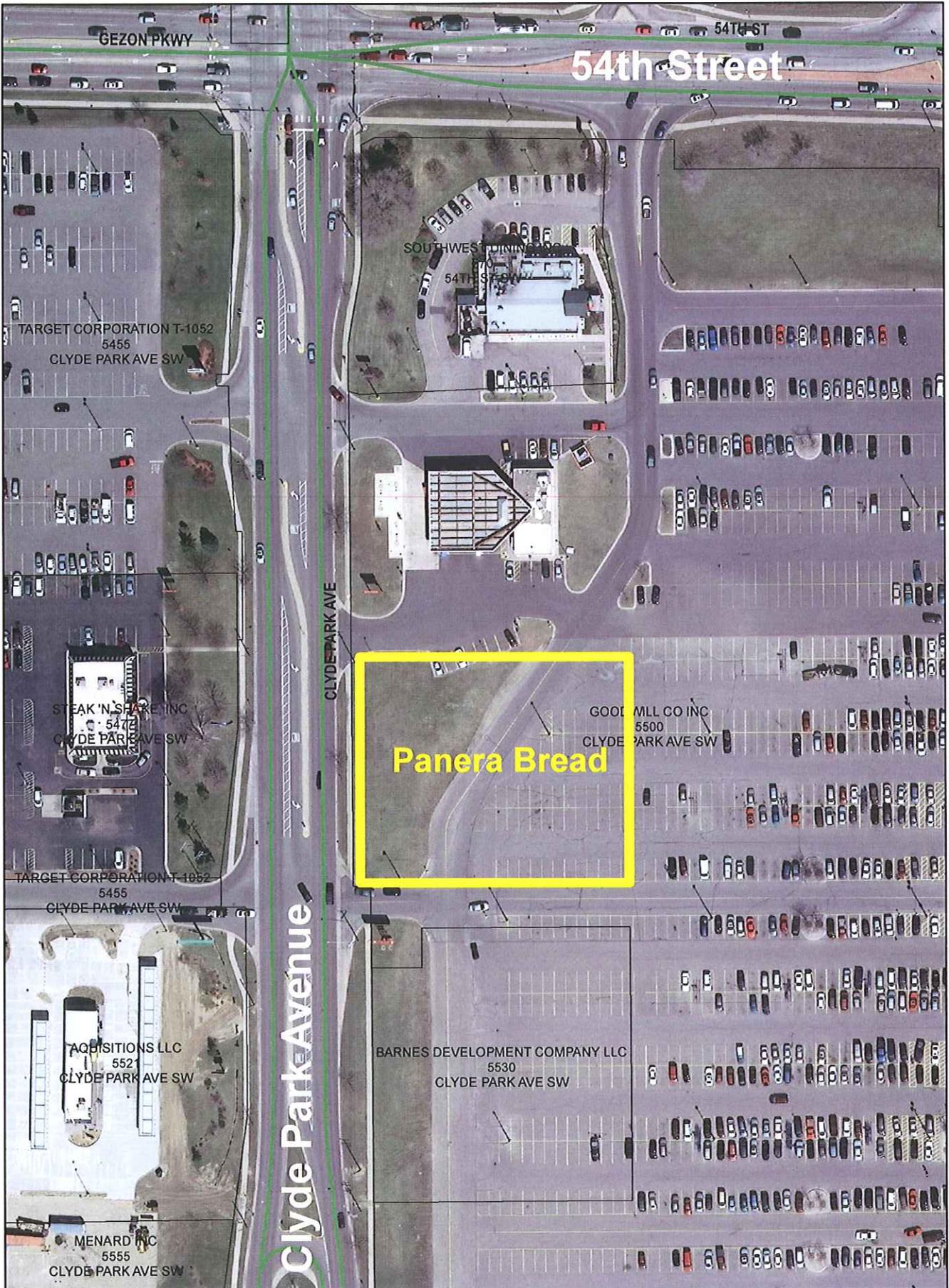
The proposed Panera Bread will be a quality restaurant in this area. Such a business would contribute to the city's economic and social strength. The proposed Panera Bread Drive Through Restaurant conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Panera Bread Drive Through Restaurant per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval subject to conditions 1-6 noted.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



GEZON PKWY

54th Street

TARGET CORPORATION T-1052
5455
CLYDE PARK AVE SW

SOUTHWEST DINING CO

54TH ST SW

CLYDE PARK AVE

STEAK 'N SHAKE INC
5475
CLYDE PARK AVE SW

GOOD MILL CO INC
5500
CLYDE PARK AVE SW

Panera Bread

TARGET CORPORATION T-1052
5455
CLYDE PARK AVE SW

Clyde Park Avenue

ACQUISITIONS LLC
5521
CLYDE PARK AVE SW

BARNES DEVELOPMENT COMPANY LLC
5530
CLYDE PARK AVE SW

MENARD INC
5555
CLYDE PARK AVE SW

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: December 4, 2014
PLANNING COMMISSION DATE: December 16, 2014

ACTION REQUESTED: Request for Special Use Approval for Express Auto
Used Auto Sales (Includes Site Plan Approval)

REQUESTED BY: Joseph Giannola

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2046-28th Street, SW. (Section 15)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business, which is also the zoning surrounding the property.

EXISTING LAND USE:

The property is a vacant commercial building. Land use surrounding the property follows:

North: Vacant lot and various commercial uses (across 28th Street)
South: Undeveloped
East: Office building and a residence
West: Residence

PROPOSED LAND USE:

This property was initially constructed in 1987 as an auto service station with gasoline pump islands. It was subsequently used only for auto repair, but has been vacant and neglected for several years. The petitioner proposes to renovate the building and grounds for auto repair which is a permitted use in this district. In addition, he desires to introduce used car sales primarily along the 28th Street frontage. This is a Special Use Approval by the Planning Commission. The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

This property was used for auto related services for 25 years. There are also several auto related uses in this area, including auto sales. The establishment of a viable auto repair and sales business on this vacated and deteriorating site will have a positive effect on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. There are other used car sales businesses in this area to the west in the City of Grandville and to the east near Burlingame Avenue. The proposed use is consistent with the intent of the chapter.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The property has direct access to 28th Street. No adverse traffic impacts are anticipated from this business use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The proposed used car sales business will occupy and renovate a vacant and deteriorating building. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

All other provisions are met.

Staff has the following added site plan comments:

1. The site plan shows five trees of 2 ½ inch caliper to be planted in the greenbelt along 28th Street. Irrigation of this area shall also be provided. The specific trees to be planted shall be approved by the Planning Department prior to installation.
2. Site parking, including the required handicap accessible, shall be striped and signed. Vehicles waiting repair or pick up shall be placed in parking spaces and shall not occupy designated drive aisles.
3. Site lighting shall be directed to not cast off the property.
4. The petitioner will be restoring this neglected property with the proposed reuse. Plans are to resurface the parking lot and substantially resurface the building façade and roof. (Informational)

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

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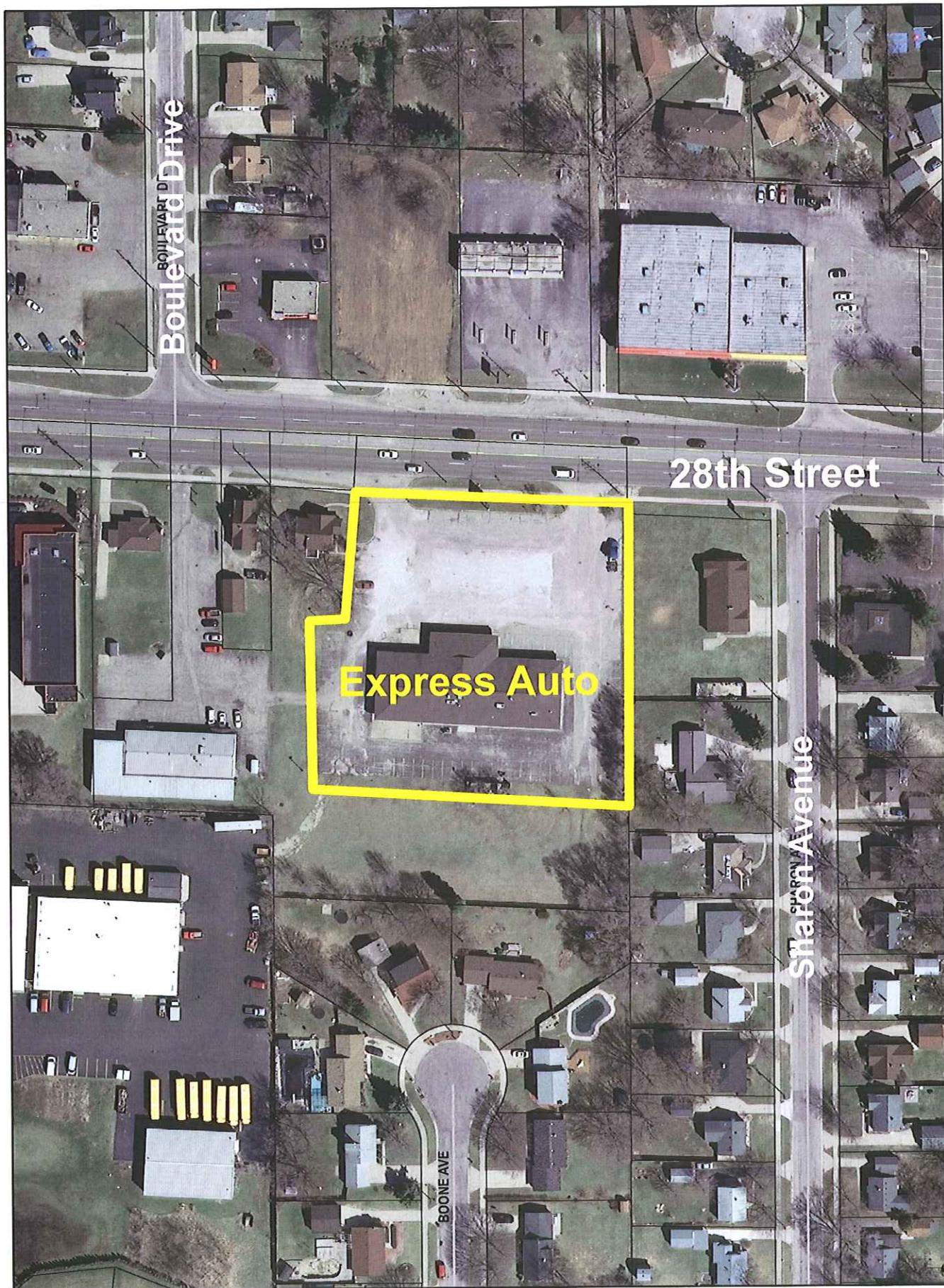
The proposed auto sales business will occupy a vacant and declining property. Employment will occur with the business use. As such, it will contribute to the city's economic strength. The proposed Express Auto Used Car Sales conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Express Auto Used Car Sales per Staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to conditions 1-3 noted.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



Boulevard Drive

28th Street

Express Auto

BOONE AVE

Silaroff Avenue