

Council Meeting



To: Town Council

From: Travis Morgan

Date: 1/12/2020

Re: Building Center Saw Shed Expansion (*Public Hearing*)

UPDATE:

At our previous meeting it was noted the business previously added asphalt on street parking in front of the building and the usual parking lot screening and street trees were not provided. Applicant did not want to change any existing parking lot to provide additional screening area. Updated plan calls for 300 feet of 3-foot-tall wood screening fence in the area in question. Ordinance does allow for fencing in place of screening plants.

BACKGROUND:

The Building Center located on Industrial Drive and zoned General Industrial (G-I). That zoning use is considered "Building material and Lumber Storage and Sales". That use is conditionally approved only in that zoning district. The property and use exist as grandfathered or legal non-conforming. Property needs conditional plan approval before they can expand the buildings or outdoor equipment.

PROPOSAL:

Coy Coley on behalf of the Building Center requests to add an outdoor saw at the corner of the Northwest corner of the existing building to custom cut lumber to order. The saw is within a lean-to type shelter addition to the existing building in line with the main driveway entrance (see plans). The shelter will be open on the North side facing away from entry. There will be a wall facing the front entry drive (South) and short (West) side will have a Fan vent opening. Fan vent opening required as per the GAR engineering letter but will not be for dust collection just for safe ventilation of the space.

DEVELOPMENT SUMMARY:

Location:	10201 & 10049 Industrial Drive
Lot Size:	11.75 & 4.9 acres
Zoning:	Existing: G-I Proposed: G-I(CD)
Building Size:	Existing: existing campus not shown Proposed Addition: 1,320 sqft
Parking Provided:	Existing
Addition:	55' x 24' addition requested. All other is existing.
Landscape and Overlay:	Sidewalks and landscape as shown

STAFF SUMMARY:

Three-foot-tall wood screening fence has been added along front parking lot. Fence is located in front of the sidewalk. Staff recommends behind sidewalk this would likely need wheel stops to help prevent parking lot cars damaging the fence. Applicant feels fence in front of the sidewalk would be safer. Fence in front of sidewalk could make sidewalk appear private and trap pedestrians between the fence and trucks backing to far into the parking

spaces. Staff recommends striped sidewalk crossings and a sidewalk pad where missing from the first front right driveway entrance. Staff would also note that all town standard construction specifications and ADA requirements be met per usual. If fencing is considered and if it is in the road right-of-way, it needs to be clear who maintains that fence.

Staff would note that the request of the expansion is just for the saw and shed. Any other expansions would need to come back before Council.

PROCEDURE:

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant's request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make a decision you may; at your discretion, close the public hearing and make a vote.