

July 10th, 2008

ITEM NO. 1 - C.B.C. 609 – NEW BUSINESS

Applicant: Arvest Bank
Agent, Dickson Flake

Address: 1716-1818 South University Avenue

Description: NW corner of University Avenue and Boyle Park Road

ORDINANCE REQUIREMENTS:

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.
2. Shrubs should be spaced three (3) feet apart to achieve continuous screening.
3. Not more than twenty-five (25) percent of the perimeter planter area may be shifted from one area of the site to another area of the site.
4. A franchise application must be obtained for any/all landscaping , hardscaping or parking to be located within the public fight-of-way.

VARIANCE REQUESTED:

1. Reduction of a portion of the required perimeter landscaping strip along University Avenue.
2. Shrubs to be grouped allowing a design element of brick pavers; allowing pedestrian access to the nearby sidewalk. The quantity of shrubs meets ordinance.
3. A portion of the required perimeter landscaping to be located within the public right-of-way.

FINDINGS:

The C-3 zoned property at 1716-1818 S. University Avenue is occupied by three (3) one-story commercial buildings. The property is located at the northwest corner of S. University Avenue and Boyle Park Road (W.19th Street). There are existing driveways from S. University Avenue and Boyle Park Road which serve as access to the commercial buildings. There is paved parking along all sides of the two (2) southernmost commercial buildings and on the east side of the north building. The overall property is comprised of several platted lots within Blocks 6 and 7, Cox's Subdivision of Taylor and Bodeman Subdivision. There are no platted building lines.

The applicant proposes to remove the existing buildings and parking lots to redevelop the site for a branch bank facility as shown on the attached site plan. The development includes a 4,000 square foot branch bank building located within the south half of the property with a future expansion on its east side as shown. Drive through lanes with a covered canopy are located on the north side of the building. A customer parking lot is located on the south side of the building with an access drive from Boyle Park Road. An employee parking lot and dumpster area are located within the north portion of the property, with an access drive S. University Avenue. A circular driveway will serve the drive through area from S. University Avenue. A screening fence will be located along the west property line. A billboard which exists within the north half of the property will remain. On June 30th, 2008, the Board of Zoning Adjustment approved the development with reduced building setbacks and buffers.

The applicant is requesting two (2) variances with the proposed redevelopment plan. The first is from the perimeter planting strip provision of Section 15-96 (a.) which requires a perimeter planting strip along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. The parking area near the center of the property along S. University (adjacent to the drive through area) has a perimeter street planting strip ranging from zero (0) feet to six (6) feet.

The second variance is from the area provisions of Section 15-95 (5.)(a.) requiring shrubs to be spaced three (3) feet apart to achieve continuous screening. The applicant is proposing to meet the quantity of shrubs required; however, would prefer to group them so that brick pavers can be put along every other parking space to allow for pedestrian access to the adjoining sidewalk.

A portion of the required landscaping and hardscaping is shown within the public right-of-way; therefore, a franchise agreement must be obtained prior to the issuance of a building permit.

This applicant has worked hard with city staff to come as close to compliancy as possible; making over sixteen (16) changes from the original submittal. Staff is supportive of the requested variances. Staff feels the proposed redevelopment plan for the property will be quality improvement within this corridor of S. University Avenue. The shallow depth of the property, being only approximately 110 feet, makes redevelopment with minimum building setbacks and landscape strips/buffers being met very difficult. Any future redevelopment of the site would likely face the same issues as this proposed development. Staff feels the proposed redevelopment plan for this property will have no adverse impact on the adjacent properties or the general area.

STAFF RECOMMENDATION:

Staff feels the applicant is both meeting and exceeding the intent of the landscape ordinance with the redevelopment of this site. Therefore, we recommend approval of the landscape plan as submitted.