



City Council Agenda Item Summary Report

Meeting Date: January 21, 2020			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a revised site plan for 105 McGraw Street.			
Attachments: Site Plan			

Item Summary:

Mr. Phil Saragusa requests approval of a revised site plan for 105 McGraw Street. The purpose of the request is to establish the site design necessary to convert the property from single-family residential to General Retail.

Image 1: Location Map



Current Standards:

The building was previously, and most recently, used for single-family residential purposes. The property was rezoned to General Retail in the early 2000’s. The adjacent property to the southwest has been converted to an office use and the property across the street has also been converted to an office use. The property to the north remains a residential use.

Site Plan:

No exterior changes are proposed to the existing building. Several changes are proposed to the property. A handicap ramp is proposed at the rear of the structure and five new parking spaces are

shown on the site plan. One handicap parking space is located directly behind the structure and four standard parking spaces at the rear of the property. The existing garage is shown to remain. The applicant is requesting to maintain the existing fence as separation to the residential properties. Staff notes that a five-foot (5') sidewalk needs to be added across the front of the property.

Image 2: Site Photograph



Accessibility:

The property has direct access to McGraw Street.

Future Requirements:

If the site plan is approved, future development of the property will require approval of a concrete pavement for the parking lot and any necessary interior remodel permits.

Recommendation:

On January 2, 2020, the Planning and Zoning Commission recommended approval with a stipulation that a wood fence provide screening adjacent to the residential uses and a stipulation that a five-foot sidewalk is provided adjacent to McGraw Street. The Commission also directed staff to research any alternative designs for the driveway and garage.

Following the Planning and Zoning Commission meeting, the applicant met with staff and agreed to add the fence and sidewalk. The applicant also stated that he is speaking to the adjacent property owner about the possibility of extending the pavement from the parking lot of the adjacent law office property. That would allow for a more direct parking drive that would not have to weave around the existing garage. Those revisions have not yet been provided on the site plan, so the stipulations remain as the recommended action.