



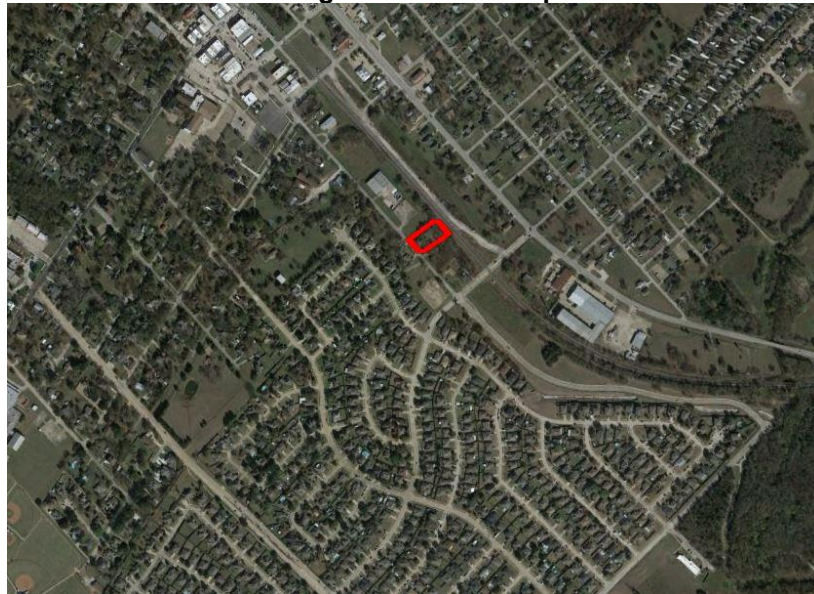
City Council Agenda Item Summary Report

Meeting Date: May 3, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a revised site plan for 607 East Main Street.			
Attachments: Site Plan Landscape Plan Elevation Plan			

Item Summary:

Mr. Francisco Mujica requests approval of a revised site plan for 607 E Main Street. The purpose of the request is to establish the site design necessary to convert the property from a single-family residence to a barber school.

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 most recent permit for this property was pulled on October 20, 2020. It was a general remodel permit that was approved by a building inspector. The adjacent property to the northwest has been converted to an electrical contractor's office and the properties across the street remain residential uses.

Site Plan:

Several changes are proposed to the property. A new concrete drive and a new sidewalk are added.

Two handicap ramps are being added, with one in front of the building and one behind the building. One handicap parking space is located directly behind the structure and seven standard parking spaces are being proposed at the rear of the property.

Accessibility:

The property has direct access to Main Street.

Recommendation:

On December 2, 2021, the Planning and Zoning Commission recommended conditional approval contingent upon the applicant addressing the following staff review comments:

1. A tree survey must be provided
2. A photometric plan must be provided.
3. The applicant must continue to work with the Senior Civil Engineer and the Fire Marshal to determine if a Fire Lane will be needed.
4. The applicant must continue to work with Senior Civil Engineer to address his drive radii concerns.
5. The plant schedule needs to include the proposed trees.
6. The applicant needs to provide street frontage tree calculations. One (1) large shade tree shall be required per forty (40) linear feet (or portion thereof) of street frontage and there shall be a landscaped area with at least one (1) tree within sixty feet (60') of every parking space.
7. The proposed dumpster enclosure must be masonry.
8. Add a vicinity map to the site plan.
9. Correct the graphic scale.
10. Show the edge of the existing asphalt on the site plan.
11. Provide a finished floor elevation of the building.

The applicant revised the plans, and the proposed site plan now complies with all staff review comments. Staff recommends approval.