Record of Proceedings
City of Lafayette
Planning Commission
Wednesday, December 4, 2013

Chairperson Patzer called the meeting to order at 7:00 p.m. Those in attendance included: Chairperson Patzer and Commissioners Benson, Godfrey, Knuth, Nickell and Steinbrecher

Absent: Vice Chair Wong

Staff present included Planning Manager Karen Westover, Planner Paul Rayl, and Recording Secretary Michelle Verostko

II. Items from the Public Not on the Agenda

None.

III. Meeting Minutes for the October 22 and 23, 2013 Meetings

Commissioner Knuth moved the Planning Commission approve the meeting minutes for October 22 and 23, 2013. Commissioner Godfrey seconded the motion. All voted in favor of the motion.

IV. Scheduled Items

A. SoLa Filing No. 1 Replat C, Lot 1C, Special Use Review and Site Plan/Architectural Review

Mr. Rayl entered the staff report into the record. He stated this application is a request for a Special Use Review and Site Plan/Architectural Review for the development of a 10,000 sq. ft. building for a childcare facility on Lot 1C of SoLa Filing No. 1, Replat C. The subject property is located in the northeast corner of Highway 287 and the future South Lafayette Drive extension. Mr. Rayl presented a vicinity map to illustrate the location of the site and the surrounding property. He discussed the zoning and uses of the neighboring property and also showed photos of what the property looks like today. He reviewed the recently approved Illustrative Concept Plan for the SoLa Subdivision PUD.

Mr. Rayl presented the Special Use Review for the 10,000 sq. ft. childcare facility and reviewed the application against the special use review criteria. He discussed how the application met the special use review criteria and he reviewed some of the Comprehensive Plan goals and policies the application complies with. Staff found that subject to the recommended conditions of the associated Site Plan/ Architectural Review, the proposed facility meets the Special Use Review criteria of Section 26-15-4(a). Staff recommended approval of the Special Use Review request contingent upon the approval of the Site Plan/Architectural Review for Lot 1C.

Mr. Rayl presented the site plan for the 10,000 sq. ft., single-story childcare facility. The site improvements include 20,180 sq. ft. of landscape area and 59 parking spaces. Mr. Rayl reviewed the site plan and discussed street and pedestrian access, landscape and sidewalk improvements, decorative entry features, parking spaces, and screening of parking spaces.

Mr. Rayl presented the architecture for the building and reviewed the proposed building materials and color, the elevations, and the roofline. He discussed staff's concern with the large roof mass and plain appearance of the building from Highway 287 and S. Public Road. He discussed staff's recommendation to vary the roofline articulation.

Staff found that subject to the recommended conditions, the proposed site plan/architectural review complies with the review criteria of Section 26-16-7.1 and the submittal requirements of Section 26-17-9. Staff recommended approval of the Site Plan/Architectural Review.

Adam Rubenstein, Lafayette Development Company, LLC presented their proposal and discussed their site plan, landscaping, lighting, and building architecture. Mr. Rubenstein stated they agreed with staff's

recommendation to make changes to the west and north elevations of the proposed building. He gave a brief background of The Learning Experience and their programs.

Chairperson Patzer opened this portion of the meeting for public testimony at 7:30 p.m. Since no one addressed the Planning Commission, Chairperson Patzer closed the public hearing.

The Planning Commission asked staff about responsibility of street tree installation and location of the street trees. Other questions focused on code requirements for screening parking spaces and whether there was any detailing or fencing proposed along the northern section of the site to screen some of the proposed parking. The Commission asked about sidewalk connections, awning color, proposed signage, allowed signage and whether the signage would be illuminated.

The Planning Commission questions to the applicant focused on whether they were open to changing the awning color and if they agreed with the condition regarding lighting. The Commission asked the applicant which signs would be lighted. Other questions included whether the applicant gave any consideration for providing fencing to the west of the site, clarifying that the school has no plan to provide a student drop off area, whether they could eliminate five parking spaces and whether they agreed with the conditions of approval.

The Planning Commission discussion focused on the five parking spaces in the northeast corner of the site and whether they should be screened or just eliminated. Staff clarified for the Commission that there are cross parking agreements on the other lots within the subdivision. The Planning Commission added condition No. 3d that requires the applicant to either remove the 5 parking spaces along the northern boundary of the site or provide some sort of decorative screening wall or railing on the top of the retaining wall to screen the parking.

The Planning Commission discussed the proposed awning color and added condition No. 4e requiring the applicant to change the color of the awnings over the playground from the bright blue color indicated on the plans to a more muted, compatible color.

The Planning Commission discussed sidewalk connections and added condition No. 3c requiring the applicant to work with staff to explore the feasibility of an additional pedestrian connection from the sidewalk along Highway 287 or South Lafayette Drive to the southwest corner of the building.

Special Use Review Motion
Commissioner Knuth moved the Planning Commission approve this request for Special Use Review, subject to staff's recommended condition, finding that that the use meets the criteria of Section 26-15-4 because the proposal complies with the Municipal Code, is compatible with the surrounding area, is a desirable use in this particular area of the community, presents no potential for adverse environmental impacts, and it is compatible with the Comprehensive Plan. Commissioner Nickell seconded the motion. All voted in a favor of the motion.

Site Plan/Architectural Review Motion
Commissioner Knuth moved the Planning Commission recommend approval of this Site Plan/Architectural Review, subject to the recommended conditions as amended. The Planning Commission found that the plan complies with the criteria of Section 26-16-7.1, the submittal requirements of Section 26-17-9 have been met, and the design is compatible with the location and proposed use. Commissioner Nickell seconded the motion. All voted in favor of the motion.

Special Use Review Conditions of Approval:
1. The Special Use Review approval is subject to approval of the Site Plan/Architectural Review by the City Council.

Site Plan/Architectural Review Conditions of Approval:

1. All pedestrian access improvements, including sidewalks adjacent to both the public and private streets as shown on the plan, shall be installed prior to the issuance of a Certificate of Occupancy (C.O.) for the subject property.
2. The applicant shall work with the subdivision developer to identify a timeline for installation of public improvements and submit such timeline to staff with the building permit application.
3. Prior to building permit submittal, the site plan shall be revised as follows subject to review and approval by staff:
   a. Include either scored or textured concrete at the building entrance;
   b. Signage shall be included alerting drivers to the pedestrian crossing from South Lafayette Drive.
   c. The applicant shall work with staff to explore the feasibility of an additional pedestrian connection from the sidewalk along Highway 287 or South Lafayette Drive to the southwest corner of the building.
   d. The applicant shall remove the five (5) parking spaces along the northern boundary of the site or provide some sort of decorative screening wall or railing on the top of the retaining wall to screen the parking.
4. Prior to building permit submittal, the architectural plans shall be revised as follows subject to review and approval by staff:
   a. Roofline articulation shall be provided on the north, east and west elevations to mirror the varied rooflines provided on the front of the building. This should include at least 2 raised roof elements spaced appropriately;
   b. Identify the location of any proposed roof-mounted equipment and how said equipment will be screened;
   c. The location of meters and electrical boxes shall be included on the plans with a note indication all wall-mounted equipment shall be painted to match the adjacent wall;
   d. Include architectural details of the trash enclosure which will include similar or the same materials found on the principal building.
   e. The applicant shall change the color of the awnings over the playground from the bright blue color indicated on the plans to a more muted, compatible color.
5. Prior to building permit submittal, the landscape plan shall be revised as follows subject to review and approval of staff:
   a. Landscaping and street trees shall be indicated along the South Lafayette Drive frontage;
   b. A wind and rain sensor shall be installed in an appropriate location and indicated on the plans;
   c. Provide an irrigation schedule to allow staff the opportunity to determine if proposed irrigation will be in compliance with the water budget.
6. Prior to building permit submittal, the lighting plan shall be revised as follows subject to review and approval of staff:
   a. All the pole-mounted light fixtures shall be changed to a round, full cut-off fixture to match those previously approved in the SoLa commercial development;
   b. Reduce lighting levels on the site so that no one reading will exceed 8 footcandles;
   c. Identify those lights that can be dimmed or turned off when the facility is closed while still providing sufficient security for the site.
7. The applicant shall ensure the trash enclosure is sized appropriately to accommodate a dumpster and recycling bins.
8. The applicant shall address all pertinent engineering comments in the memo from the City Engineer, dated November 7, 2013 before submitting a building permit application.

B. Year In Review

Planning Manager Karen Westover reviewed the planning applications that came before the Planning Commission as well as the projects that staff processed in 2013. Ms. Westover explained that some applications are reviewed at the staff level and staff forwards a copy of the staff decision to the Commission. Staff also reviewed a number of Final Plans which then are reviewed and approved by City Council.

V. Other Business

A. Commission Comments / Committee Reports

Commissioner Knuth appreciated staff using an overlay graphic in their presentation to help the Commission visualize what the building might look like from the highway. Commissioner Godfrey congratulated the new Mayor and Mayor ProTem and new City Council members. He thanked ex Mayor Cutler, and ex Mayor ProTem Kracha and former Councilor d'Oronzio for their services on City Council.

B. Department Comments

None.

VI. Adjournment

Commissioner Benson moved to adjourn the meeting, seconded by Commissioner Knuth. All voted in favor of the motion. The meeting adjourned at 8:15 p.m.

City of Lafayette

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Eric Patzer, Chairperson

Attest:

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Michelle Verostko, Recording Secretary