



DATE: June 5, 2019 PC Agenda Item **3.A**

TO: Planning Commission Chair and Commissioners

FROM: Sarah Strain, Consultant City Planner

SUBJECT: Planning Case #19-007 – No Public Hearing Required
Applicant: Laura and Marsha Jensen
Property Location: 4101 Gale Circle
Request: Site Plan Review

Requested Action

The Applicant has requested a Site Plan Review in order to add 703 square feet to an existing detached garage. The property is located at 4101 Gale Circle. The property is zoned R-1 Single Family Residential and is guided as Low Density Residential on the Land Use Plan.

Background

1. Overview of Request:

The applicant has requested a Site Plan Review in order add approximately 703 square feet onto an existing detached garage. The Zoning Code requires a site plan review for all detached structures exceeding 728 square feet, up to 1,458 square feet. The current garage is 753 square feet. The proposed garage addition would create a total area of 1,456 square feet.

2. Surrounding Area:

Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	R-1 Single Family Residential	Single Family Residential
South	Right-of-Way/Public & Institutional	Right-of-Way/ B-1 Limited Business District	Single Family Residential/Institutional
East	Low Density Residential/	R-1 Single Family Residential	Single Family Residential
West	Low Density Residential	R-1: Single Family Residential	Single Family Residential

3. Site Data:

2040 Land Use Plan:	Low Density Residential
Existing Land Use:	Single Family Residential
Zoning:	R-1 Single Family Residential
Size:	0.6 acres
Topography:	The lot slopes 16 feet downward from the high point in the southwest corner of the lot to the northeast corner.

Plan Evaluation

1. Zoning Regulations

Section 1320.06 – District Provisions

A. Proposed Use (Section 1320.05)

The garage will be used for the storage of vehicles. The garage is the only accessory structure on the property.

B. Setbacks (Section 1320.06)

The minimum detached structure setbacks in the R-1 Single Family Residential District are 10 feet in the rear yard and 10 feet in the side yard. The detached structure must be located behind the principal structure. The garage will be located behind the single-family dwelling on the property. The garage is setback nearly 44 feet from the eastern side property line and 13.4 feet from the rear property line. The detached garage will be located approximately 20 feet from the principal structure.

C. Lot Coverage (Section 1320.06)

The R-1 Single Family District standards have a 25 percent maximum for the lot that may be covered by structures. The property is 0.6 acres or approximately 25,700 square feet. The footprint of the house is 1,870 square feet, and the proposed garage addition will increase the total garage footprint to 1,456 square feet. The total proposed structure coverage on the property is 3,326 square feet, which is about 13 percent of the total property area.

Along with the proposed garage addition, the Applicant is planning to expand the driveway the width of the garage to provide driveway access to the garage addition. The driveway expansion would tie into the existing driveway. The existing driveway is about 1,359 square feet, and the site plan indicates the expansion would add about 912 square feet of driveway.

The proposed addition and driveway expansion, along with existing lot coverage, would result in a total of 5,597 square feet of impervious coverage on the property. District standards limit the total impervious surface coverage to 35 percent and requires a minimum landscape lot area of 65 percent. The impervious surface coverage for the property including the proposed addition would be 21.8 percent and the landscape lot area would be 78.2 percent, meeting district standards.

Section 1325 – General Regulations

A. Accessory Structures

Properties in the R-1 Single Family Residential District are permitted up to two (2) accessory structures. The proposed garage will be the only accessory structure on the property.

1) Structure Height

City Code requires accessory structures to not exceed 15 feet in height or the height of the principal structure. The proposed height of the garage is 15 feet.

2) Structure Size

The maximum square floor area of an accessory structure in the R-1 zoning district without a site plan review is 728 square feet. With a site plan review and approval, an accessory structure may be up to 1,458 square feet in the R-1 zoning district. The garage with the proposed addition is 1,456 square feet.

B. Landscaping and Tree Preservation – Section 1325.05 and Section 1325.055

No trees will be removed or are anticipated to be impacted by the expansion and construction activities. No mitigation is required for this proposed addition.

C. Aesthetics - Section 1325.01, Subd. 5.B

The zoning code requires exterior finish of accessory structures shall be compatible in appearance and material used with the principal structure. The proposed addition will match the existing garage structure, the Applicant is proposing to install new siding, trims, windows, and shingles, giving the garage a seamless finish.

Findings of Fact

The Planning Commission must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff offers the following six (6) findings for consideration:

General Findings:

1. The property at 4101 Gale Circle is located in the R-1 Single Family Residential District.
2. Detached accessory garages are permitted in the R-1 Single Family Residential District.
3. The proposed addition to the existing garage would be in compliance with the setback and lot coverage requirements of the R-1 Single Family Residential District.
4. The proposed addition is generally in conformance with the design standard requirements included in Section 1325.05 of the Zoning Code.
5. The total square footage of the proposed garage structure is permissible by City Code subject to site plan approvals.
6. The proposed addition is not expected to adversely affect the surrounding area of the community as a whole.

Options and Motion Language

Staff has provided the following options and motion language for this case. The Planning Commission should consider providing additional findings of fact as part of the motion to support their recommendation for approval or denial.

- 1) Recommend Approval with Conditions: Motion to recommend approval of Planning Case 19-007 for a Site Plan Review at 4101 Gale Circle, based on the findings of fact and the submitted plans, as amended by the three (3) conditions in the June 5, 2019, Report to the Planning Commission and one (1) additional condition added by the Planning Commission.
 1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
 2. The Applicant shall be responsible for obtaining a land disturbance permit from the City's Engineering Division prior to the commencement of any site activities.
 3. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, Rice Creek Watershed District, etc. prior to the start of any site activities.
 - ~~3.4.~~ If the exterior materials of the garage cannot match the exterior materials of the principle structure, the materials shall be a complementary or similar color to the principle structure.
- 2) Recommend Approval without Conditions: Motion to recommend approval of Planning Case 19-007 for a Site Plan Review at 4101 Gale Circle, based on the findings of fact and the submitted plans in the June 5, 2019, Report to the Planning Commission.
- 3) Recommend Denial: Motion to recommend denial of Planning Case 19-007 for a Site Plan Review at 4101 Gale Circle, based on the following findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
- 4) Table: Motion to table Planning Case 19-007 for a Site Plan Review at 4101 Gale Circle for the following reasons: *a specific reason and/or information request should be included with a motion to table.*

Public Notice and Comments

Although a Site Plan Review does not require a public hearing, a public hearing notice was mailed to all properties within 350 feet of the subject property. Staff has not received any letters, e-mails, or telephone calls from property owners or occupants concerning this planning case.

Attachments

- A. Land Use Application
- B. Location Map
- C. Plan Set