
GID-1617-58

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Family Video (Shawn Krisher)
REQUESTED ACTION	Amendment of the approved Site Development Plan
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial District East: C-2, General Commercial and PUD, Planned Unit Development South: PUD, Planned Unit Development West: C-2, General Commercial
LOCATION	1100 E. Constitution
SIZE	1.73 acres more or less
PURPOSE	Ice/Water House
EXISTING LAND USE	Commercial
SURROUNDING LAND USE	North: Commercial East: Commercial/Multi-Family South: Commercial/Multi-Family West: Railroad/Park/Multi-Family
2025 LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

SYNOPSIS: The request before you is a proposal to install a free-standing small kiosk that dispenses purified water and ice. The kiosk is an un-manned and self-contained unit. The structure is relatively small, and does not generally impact parking areas as the unit fits into three parking spaces. These types of kiosks are required to be connected to City water and sanitary sewer.

ANALYSIS: The subdivision regulations allow for some modifications to existing buildings to occur with only administrative review but when new free-standing structures are proposed that will be located in a visually prominent area, staff has taken the position that an official

amendment to the approved Site Plan must be reviewed to assess the visual and site impact of the proposal.

- In this case the kiosk is approximately 8.4' by 19' in size and approximately 10' tall with condenser units on top. The kiosk is not imposing, but will be prominently visible from Constitution Street.
- This kiosk is a permanent structure and its size, 160 SF, does trigger the requirement to have a façade of eighty percent (80%) masonry of some sort.
- The kiosk will be located approximately ten feet (10') from the north property line.
- The kiosk will take up three parking spaces but adequate parking still remains for the strip mall.
- The images included for review show the signage already approved and issued permits.

STAFF RECOMMENDATION: This request does not impact the proposed commercial facility that is currently in use and should not result in any negative impacts on abutting commercial uses. Staff supports this amendment to the Site Plan, and recommends approval of GID-1617-58.