
GID-1718-100

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Nathan Kienholz
REQUESTED ACTION	Amendment of the approved Site Plan
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: PUD, Planned Unit Development (UNP) East: C-1, Local Commercial District South: C-1, Local Commercial District West: C-2, General Commercial District
LOCATION	2600 West Robinson Street (Homeland Parking Lot)
SIZE	5 acres
PURPOSE	Seasonal Snow Cone Stand
EXISTING LAND USE	Commercial
SURROUNDING LAND USE	North: Commercial East: Commercial/Office South: Commercial/Office West: Commercial
2025 LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant is seeking approval to temporarily locate a snow cone stand on an area adjacent to the existing Homeland Grocery located at the southwest corner of 24th Avenue N.W. and Robinson Street. This commercially zoned area is platted with an existing grocery store and a gas station on-site. The City requires that all temporary buildings be removed from the site after a 180-day period; the applicant has agreed to this condition. Employees and customers have permission to use the restroom facilities in the grocery store located on the same site.

ANALYSIS:

- **APPEARANCE:** The Zoning Ordinance requires that new commercial buildings, including accessory buildings above 108 square feet, be constructed of masonry materials in the commercially zoned districts. This structure is a 10' x 12' temporary snow cone stand with a composition siding. Due to its size the building would not be exempt from the masonry requirement; however, since it is a temporary building approval of this request will allow a variance to the masonry requirement. The applicant has been made aware of the Commercial Outdoor Lighting Standards and agrees to either not use additional exterior lighting on the building or if lighting is needed the applicant will install compliant lighting as required by the Ordinance.
- **LOCATION:** The proposed location of the building is on the north side of the lot and clear of any sight distance requirements.
- **PARKING:** The site is fully paved, and parking is adequate to support all existing uses.
- **SEASONAL USE:** Like all temporary buildings, this building will be removed after the 180-day permit expires and, if desired, resume operation next year in the same location.
- **SIGNS:** The applicant has proposed signs which comply with the requirements of the ordinance.

STAFF RECOMMENDATION: This is a relatively minor amendment to the existing site plan, and does not appear to have any negative impacts for existing businesses. Staff supports this request to amend the approved site plan for this tract and authorize this temporary use as proposed by the applicant.