



## Legislation Details (With Text)

**File #:** GID-1617-58    **Version:** 1    **Name:** 1100 E. Constitution Site Plan Amendment  
**Type:** Development, Deferrals and Variances    **Status:** Passed  
**File created:** 2/17/2017    **In control:** City Council  
**On agenda:** 5/9/2017    **Final action:** 5/9/2017  
**Title:** CONSIDERATION OF AN AMENDMENT TO THE APPROVED SITE PLAN SO AS TO ALLOW AN ICE AND WATER KIOSK FOR SHAWN KRISHER TO BE LOCATED IN THE PARKING LOT AT 1100 EAST CONSTITUTION STREET.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Text File Amd Site Plan, 2. Location Map, 3. Staff Report, 4. Site Plan, 5. Sign Permit, 6. 4-13-17 PC Minutes

| Date      | Ver. | Action By           | Action | Result |
|-----------|------|---------------------|--------|--------|
| 5/9/2017  | 1    | City Council        |        |        |
| 4/13/2017 | 1    | Planning Commission |        |        |

CONSIDERATION OF AN AMENDMENT TO THE APPROVED SITE PLAN SO AS TO ALLOW AN ICE AND WATER KIOSK FOR SHAWN KRISHER TO BE LOCATED IN THE PARKING LOT AT 1100 EAST CONSTITUTION STREET.

**SYNOPSIS:** This is a request 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 and recommends approval of this amendment to the Site Plan.

Planning Commission, at their April 13, 2017 meeting, recommended adoption of this site plan amendment on the Consent Docket by a vote of 5-1. The no vote on the Consent Docket was in reference to a different item on the Consent Docket, not this application.