



City of Huron
Agenda for the Design Review Board – Special Meeting
Wednesday, September 9, 2020 (Following Planning Commission Meeting)

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes**
- N/A

IV. Old Business
2401 Sawmill Parkway- Landscape Plan for new building (Stride Mobility & Safe Harbor Insurance)
- V. Adjournment**



TO: Chairman Boyle and Members of the Design Review Board
FROM: Doug Green, City Zoning Administrator
RE: 2401 Sawmill Parkway – Landscape Plan Stride Mobility and Safe Harbor Insurance
DATE: September 3, 2020

Subject Matter/Background

This matter was before the DRB board on August 26, 2020 at which time the applicant was advised to come back with the required landscape plan pursuant to the code. A special meeting of the DRB was accommodated by members and set for September 9, 2020 immediately following the special meeting of the Planning Commission which begins at 5:30. A legal notice has been published as required.

As of this writing, the landscape plan has not been submitted, but is anticipated before the meeting date and will be distributed upon receipt.

History

Applicant is requesting design approval for a new 13,616sf, commercial office and retail facility.

Current Zoning District: I-1 Light Industrial

Parcel No.: 42-02043.001

Project Description:

The proposed new building is to be located on the 2.25ac parcel located adjacent to and directly North of the existing multi-tenant commercial building located at 2401 Sawmill Parkway. The new parcel that contains the proposed building was recently split and is currently being recorded.

The proposed building will have two public entrances on its North elevation (facing SR2) for the two tenants. The exterior of the proposed building will contain a mixture of various materials including stone veneer accents, horizontal metal siding with accent siding around entries and building corners, aluminum copings and aluminum storefront windows and entrances. The roof is a flat roof type which will not be visible from ground level as the façade extends above it on three sides. The Southern elevation (rear) of the building will contain steel man doors and overhead doors for deliveries and employee entrances and several high windows.

The exterior parking/drive areas will consist of asphalt approaches and pavement with concrete curb along the East side of the site to contain any runoff on the site. The building will be surrounded with concrete sidewalks with integral concrete curbs. There is a dumpster located in the rear parking area that will have to be screened with a wood or masonry fence. There is no proposed site (pole) lighting, only shielded wall-packs on the exterior walls and recessed down-lights above the public entries.

Landscaping: Section 1131 requires the following minimum landscaping materials based on the size of the parcel and parking area:

- 11 shade trees. (None Proposed)
- 4 landscape islands/beds 100sf ea. with 6-8 shrubs & 1-2 ornamental or evergreen trees. (2 islands proposed at front of building, 125sf ea. Containing 5 shrubs ea.)
- 3 parking lot landscaping islands, 6' wide x length of parking stall, containing shade trees and/or shrubs. (2 islands proposed, containing 1 evergreen tree and 5 shrubs ea.)

No exterior signage has been submitted at this time. Signage shown on the attached plans is for presentation purposes only at this time. The owner will submit a separate signage application at a later date.

Staff Analysis:

The proposed building and site improvements meet all design requirements set forth by the code with the following two exceptions:

- Dumpster area: Per section 1131.07(a), all dumpster areas must be fully enclosed by a solid wood fence or masonry wall with a gate. It was noted at the 8-26-20 meeting that the dumpster would be enclosed.
- Landscaping: As detailed above, there is a discrepancy in the number of landscaping 'islands' or beds but the largest deviation is in the lack of proposed shade trees. The applicant is aware of this discrepancy and has stated that they would prefer to avoid shade trees as they want to maintain sight lines between SR2 and the building façade and eventual signage.

Staff recommends discussion between the board and the applicant on the landscaping discrepancy. Section 1131.10 gives the commission discretion with regard to minimum plant material requirements in the landscaping code to approve/amend a landscaping plan. The applicant is aware of the discrepancy between the code requirements and the proposed plan and welcome further discussion with the board.

Staff recommends requiring the dumpster enclosure per code. While the dumpster area is relatively hidden between the buildings, the enclosure will help to contain any refuse that may not be contained by the dumpster.

Attachments:

- Exterior elevation renderings
- Color and materials board
- Landscaping plans
- Site plan rendering