



ADDENDUM- Report to the Plan Commission April 11, 2011

Legistar I.D. #21980
2202 East Johnson Street
Demolition and Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Please see Zoning Comment #46. The Zoning Code requires the installation of 6-8 feet of screening along the north (park-side) property line, unless this standard is modified by the Plan Commission. The plans currently before the Commission do not meet this standard.

Planning Division staff have discussed this issue with Zoning, Parks, and Police Department staff and recommend that the site and landscape plans be revised. While staff believes additional landscaping is preferable, staff would support a modification to the aforementioned screening standard to not require solid screening along this entire boundary. Concerns were raised by the Police Department about creating additional surfaces for graffiti and creating places where people could hide.

As an alternative to solid screening, Planning Division staff recommend that the applicant provides between 2 and 4 additional plantings on the property line, planted at a height of at least 3 feet. This is intended to create additional visual separation and partial screening of the rear of the building, service area, and dumpster enclosure from the park. Details would be subject to the review and approval from the appropriate City agencies. Additionally, staff believe that the plans be revised to widen the planting area on the subject property, adjacent to the "service bay."

Please note, the Planning Division is **not** recommending a change to recommended Condition 2 to install a fence along the eastern property line shared with the adjoining residence.