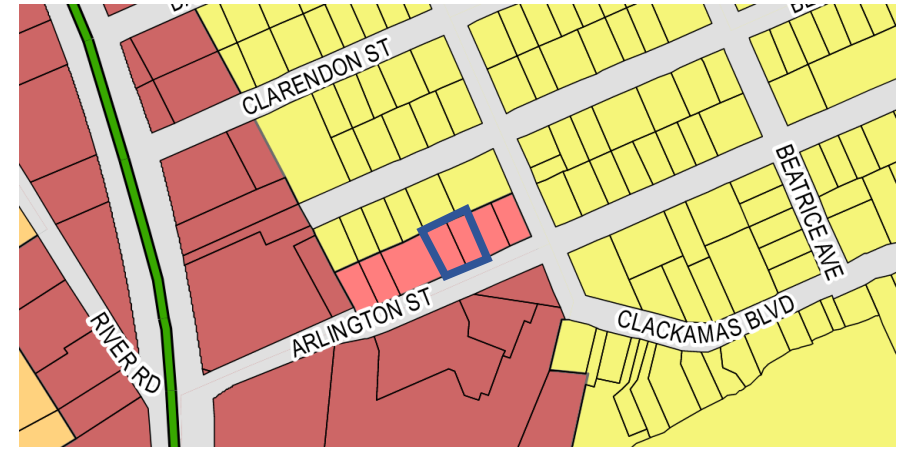




April 16, 2024 Planning Commission Meeting
Agenda Item No. 3
ICSB Expansion Design Review



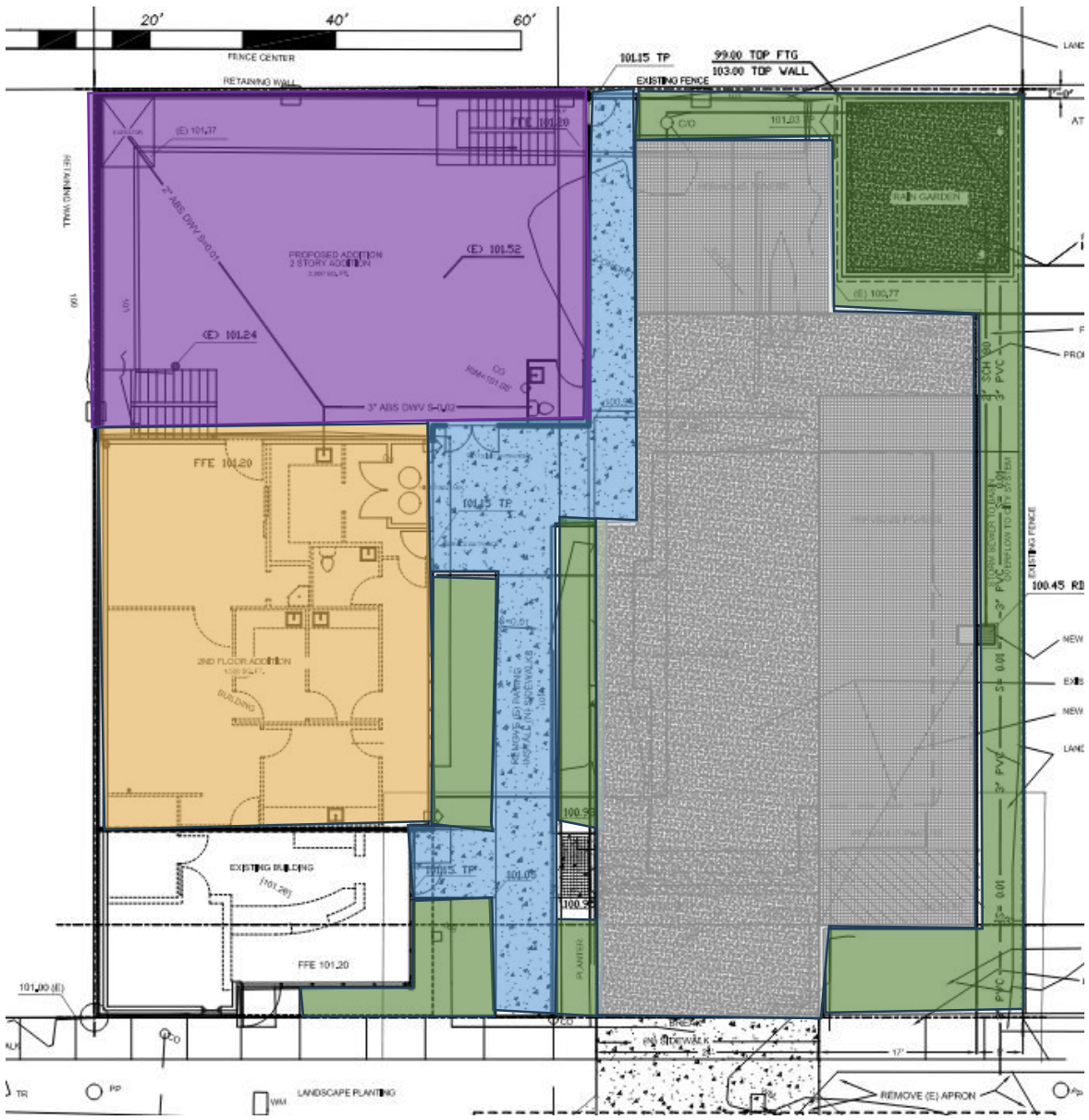
Proposal: Expansion of an existing commercial structure including addition of a second story and 2-story building expansion. Parking and landscaping included.



- The site is zoned C-2 (Community Commercial) and is not subject to any overlays.
- Neighboring properties to the project north are zoned R-5 (Residential).

Address: 140 W. Arlington St.

Property size: 10,000 SF
(0.23 acres)



Submitted Site Plan:

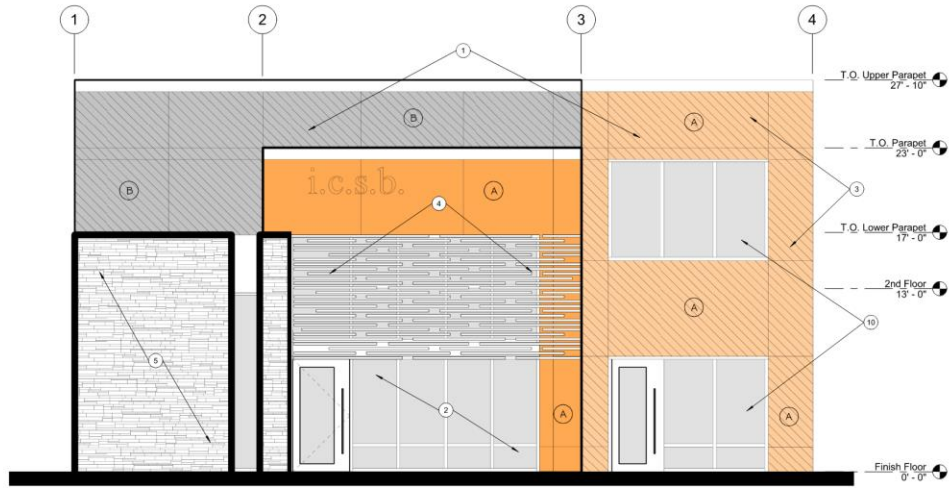
- Second story on a portion of the existing building
- New 2-story building extension
- Pedestrian connectivity through site
- Landscaping covering >15% of site
- Parking and loading area for six vehicles and trash enclosure

West Arlington Street



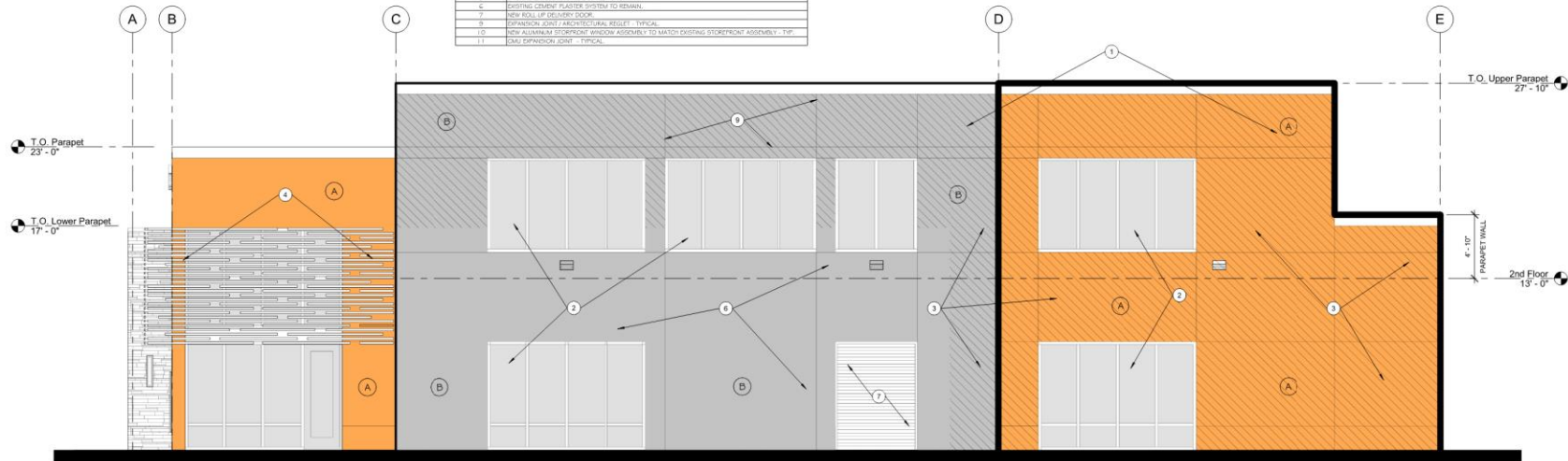
- (A) CEMENT PLASTER FINISH, COLOR: 'ORANGE'
- (B) CEMENT PLASTER FINISH, COLOR: 'LIGHT GREY'

Existing Building Materials / Colors
NTS 3

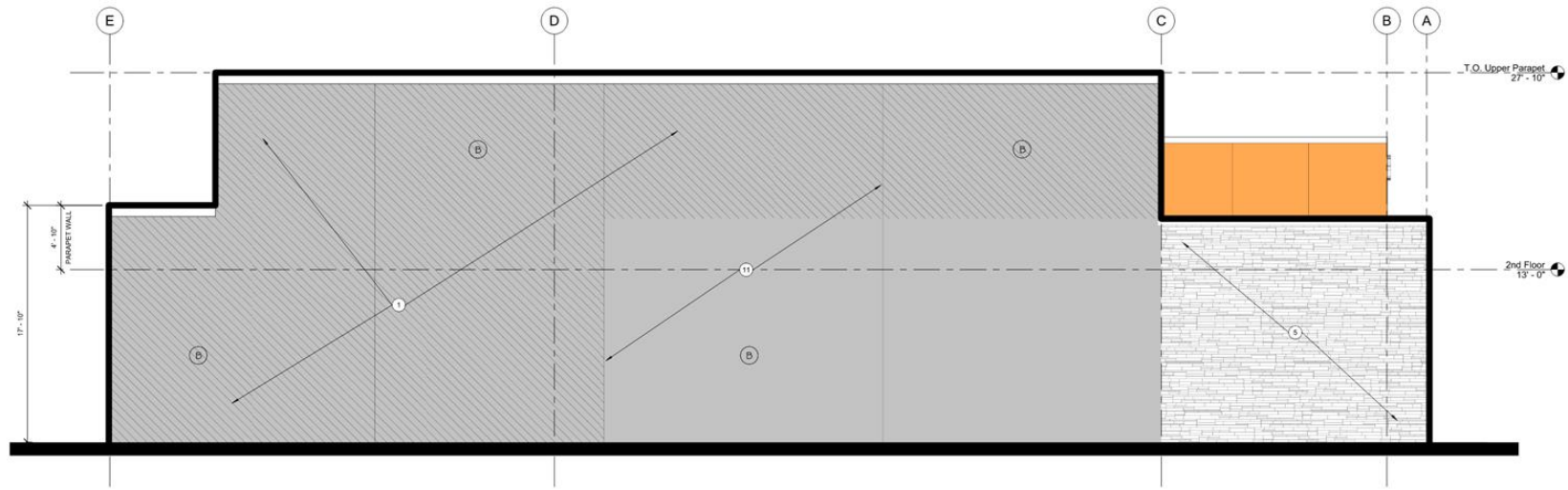


SOUTH EXTERIOR ELEVATION w/ ADDITION
1/4" = 1'-0" 2

REVISION #	DESCRIPTION
1	NEW ADDITION @ BRACKEN POOL - TYPICAL
2	EXISTING ALUMINUM STOREFRONT WINDOW ASSEMBLY TO REMAIN - TYPICAL
3	NEW CEMENT PLASTER FINISH AT THE SQUARE EAST ADDITION ELEVATIONS TO MATCH EXISTING
4	EXISTING WELDED SCREEN TO REMAIN
5	EXISTING EXISTING ROCK WALL TO REMAIN
6	EXISTING CEMENT PLASTER SYSTEM TO REMAIN
7	NEW FULL UP GLAZED DOOR
8	COMPANION JOINT ARCHITECTURAL RUFFET - TYPICAL
9	NEW ALUMINUM STOREFRONT WINDOW ASSEMBLY TO MATCH EXISTING STOREFRONT ASSEMBLY - TYP
11	RAIL DIVISION JOINT - TYPICAL

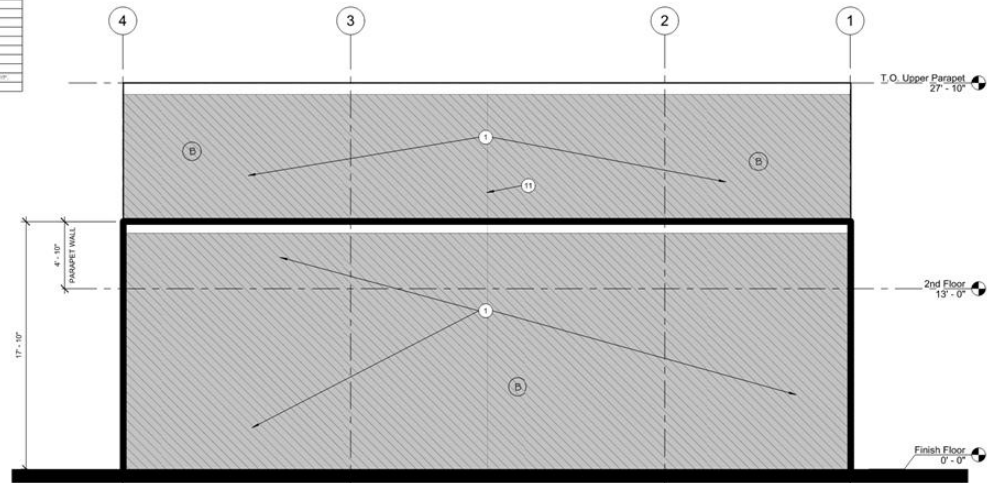


EAST EXTERIOR ELEVATION w/ ADDITION
1/4" = 1'-0" 1



WEST EXTERIOR ELEVATION w/ ADDITION ①
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTE SCHEDULE	
KEYNOTE #	DESCRIPTION
1	NEW ADDITION @ DIAGONAL POORIE - TYPICAL
2	EXISTING ALUMINUM STOREFRONT WINDOW ASSEMBLY TO REMAIN - TYPICAL
3	NEW CEMENT PLASTER FINISH AT THE SOUTH & EAST ADDITION ELEVATIONS TO MATCH EXISTING
4	EXISTING METAL LATH TO REMAIN
5	EXISTING LOGGERSIDE WOOD WALL TO REMAIN
6	EXISTING GEMER FLOOR SYSTEM TO REMAIN
7	NEW ROLL-UP DELIVERY DOOR
8	EXPANSION JOINT / ARCHITECTURAL RESPLIT - TYPICAL
10	NEW ALUMINUM STOREFRONT WINDOW ASSEMBLY TO MATCH EXISTING STOREFRONT ASSEMBLY - TYP
11	EARLY EXPANSION JOINT - TYPICAL



NORTH EXTERIOR ELEVATION w/ ADDITION ②
1/4" = 1'-0"



- Ⓐ CEMENT PLASTER FINISH, COLOR: 'ORANGE'
- Ⓑ CEMENT PLASTER FINISH, COLOR: 'LIGHT GREY'

Existing Building Materials / Colors ③
NTS

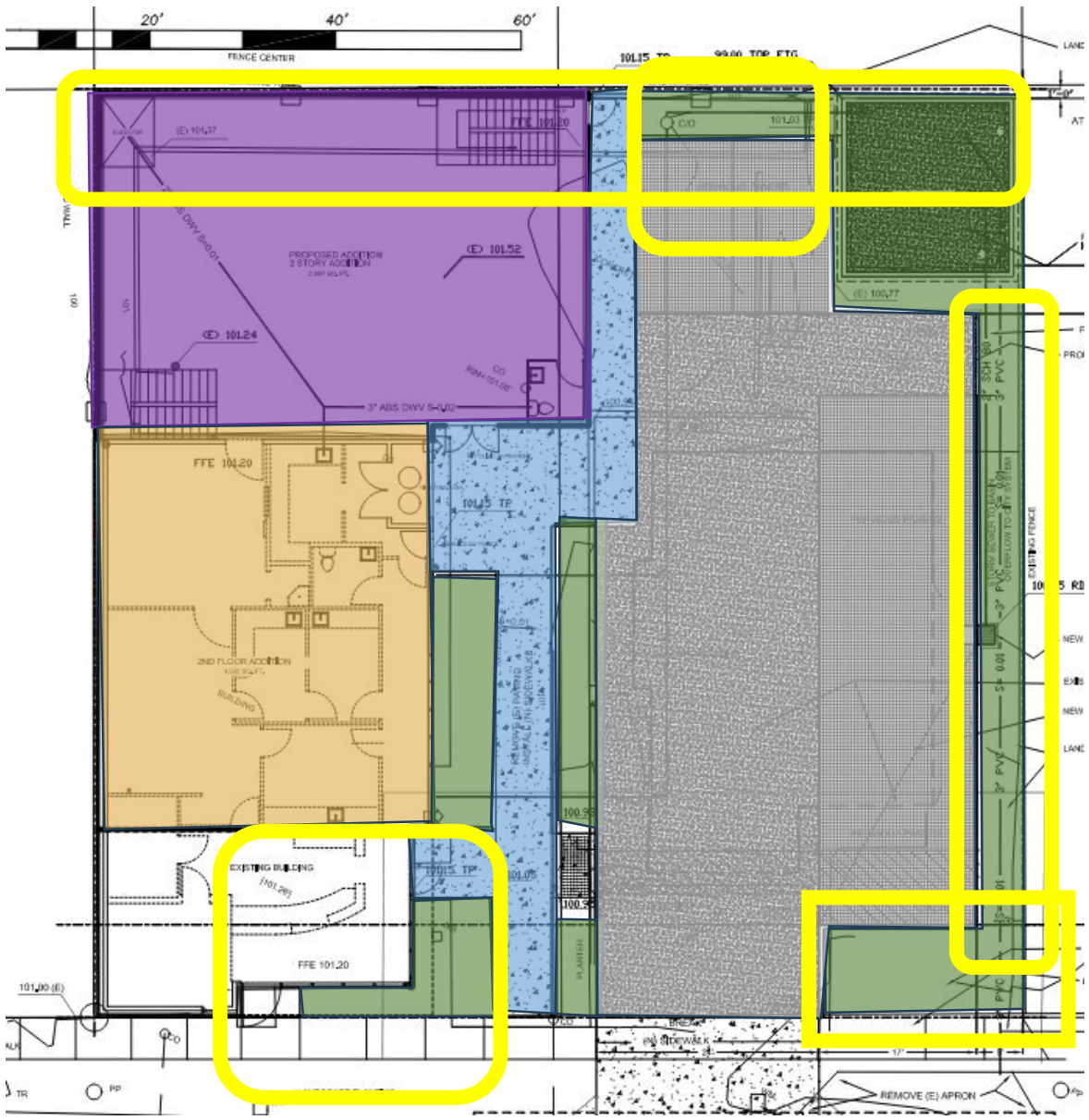
STAFF FINDINGS

- **The use is permitted (and existing) in the C-2 (Community Commercial) zoning district.**
- **The proposal generally meets the criteria for development of a commercial building in the C-2 zoning district.**
- **The proposed building materials and design generally meet the standards of Gladstone Municipal Code 17.44 Building Siting and Design.**
- **Where the building or site have been found to not meet the criteria for approval of a design review application, staff has recommended conditions to bring the proposal into compliance with the city's standards.**

STAFF RECOMMENDATION

The Gladstone Planning Staff recommend Approval of the Design Review application with the following Special Conditions of Approval:

- The use shall not operate between the hours of 12:00am and 5:00am.**
- All mechanical equipment and refuse storage shall be screened.**
- The applicant shall submit a photometric plan for the parking area meeting city standards.**
- The applicant shall submit plans detailing the installation of public and private utilities and infrastructure, as detailed in the Public Works Comments dated March 7, 2024.**
- The applicant shall submit a revised site plan showing:**



West Arlington Street

Recommended Site Plan Conditions:

- 15' minimum spacing between loading area and residential zoning to the north
- 5' minimum landscaping between parking and property to east and 10' landscaping between parking and street
- All HVAC-type equipment set back 10' minimum from residential property to the north
- Bicycle parking within 30' of main entrance (and not blocking pedestrian way)