

ITEM #: 32
DATE: 03-26-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR A COMMUNITY FACILITY BUILDING ADDITION WITH AN EXPANDED PARKING AREA WITHIN THE "O-E" ENVIRONMENTALLY SENSITIVE OVERLAY AT 210 SOUTH 5TH STREET

BACKGROUND:

The Boys & Girls Club is requesting approval of a Major Site Development Plan for a building expansion and parking lot expansion at 210 South 5th Street. The proposal requires a Major Site Development Plan due to the proposed expansion of the parking lot into the Environmentally Sensitive Overlay which contains the regulatory Floodway of Ioway Creek. (See Attachment A- Location Map)

The Boys & Girls Club has existed at this site since the late 1990s when the current building was constructed. The proposal is part of a fundraising effort to enlarge the facility to accommodate more activities and programs. The site was recently rezoned from Agriculture to Highway Oriented Commercial (HOC) with the O-E Environmentally Sensitive Overlay covering the portion of the property in the Floodway.

The proposal adds 7,670 square feet of building space to the existing 9,736 square foot facility. The building is subject to the City's floodplain protection measures with a requirement to protect the facility to an elevation of 3 feet above base flood elevation (BFE). The proposal requires the additional parking stalls to be added on to the existing parking area southward. (See Attachment B- Site Plan). Boys & Girls Club is also requesting an Alternative Landscaping plan that proposes crediting existing evergreen trees west of the parking lot into the total new parking lot overstory tree requirement. (See Attachment C- Landscaping Plan)

As part of the proposed development of a parking lot in the Floodway, an Environmental Assessment Report must be completed to ensure that no adverse impacts occur to previously identified environmentally sensitive or wetland areas and that if such areas are impacted, proper mitigation and care is taken to restore elsewhere. An Environmental Assessment Report has been completed and reviewed by staff. In the area of the parking expansion there are no specific concerns other than its location in the Floodway. The improvements must not result in any rise of the base flood elevation, which surface paving can accomplish. (See Attachment E- Floodplain & Environmental Assessment Report Excerpt)

The building addition and existing building will be floodproofed with a certified reinforced floodproof wall. The wall is being designed for the entire building due to the flood protection requirement in the Chapter 9 which requires that any addition and remodeling to a building that surpasses 50% of the building's fair market value be either elevated to 3' above the Base Flood Elevation (BFE) or be floodproofed with a reinforced floodproof wall to at least the same elevation. The wall design has been found to be compliant with floodplain protection standards. Some details regarding door design and a wall maintenance plan are being finalized.

At the March 6 Planning & Zoning Commission meeting, the Commission reviewed the Major Site

Development Plan. The engineer representative spoke to the Commission. Boys & Girls Club representatives were also in attendance. No other public comment was received. Commission members discussed floodplain development standards. Staff stated that the No-Rise in the floodway was verified and certification received.

ALTERNATIVES:

1. Approve the Major Site Development Plan for 210 South 5th Street with the conditions that:
 - a. Final review of Floodproofed door plate design and floodproof wall maintenance plan is found to be complete and compliant prior to issuance of a Floodplain Development Permit.
 - b. Allow credit for three of the evergreen trees west of the parking lot as part of an Alternative Landscape Plan for parking lot trees.
2. Deny the Major Site Development Plan for 210 South 5th Street on the basis that the proposed project does not conform to the standards of the HOC zone, O-E Overlay Standards and Major Site Development Plan criteria.
3. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Major Site Development Plan has been reviewed for zoning and flood plain development compliance. The project meets HOC development standards as well as all other City standards subject to the conditions listed above. An Environmental Assessment Report has been completed and reviewed by staff. Staff concurs with the findings of the report that there is no adverse impact to area within the Environmentally Sensitive Overlay. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 with the attached conditions.

ATTACHMENT(S):

[Attachment A- Location Map.pdf](#)

[Attachment B- Site Plan.pdf](#)

[Attachment C- Landscaping Plan.pdf](#)

[Attachment D- Elevations.pdf](#)

[Attachment D Floor Plan.pdf](#)

[Attachment E- Floodplain.pdf](#)

[Attachment E- Environmental Assessment Report.pdf](#)

[Attachment F- Chapter 9 Floodplain Development Excerpt.pdf](#)

[Site Plan Addendum.pdf](#)