6A. Special Use Permit for Three In One Thrift Store (WTT Thrift, Inc.), a proposed second-hand article retail store, to be located at 3125 S. 108 St.

6B. Site, Landscaping and Architectural Plans for Three In One Thrift Store (WTT Thrift, Inc., a proposed second-hand article retail store, to be located at 3125 S. 108 St., submitted by the Lutheran High School Association. (Tax Key No. 523-9997-000)

Items 6A and 6B may be considered together.

Overview and Zoning
The Lutheran High School Association is applying to open a thrift store at 3125 S. 108 St. The property is zoned C-4 Regional Commercial District, which allows thrift stores as a Special Use.

Total project costs are estimated to be $10,000.

The proposed store would operate from 10:00 am – 4:00 pm on Tuesday thru Saturday. The store would be open on Monday from 10:00 am to 4:00 pm for donations and drop-offs only. The store would be closed on Sunday.

Donations will be accepted on a continual basis and can be dropped off directly at the store during normal business hours, or at one of their three high school campuses. The store will seek donations of slightly used clothing, furniture, household items and other useful items. Donations of appliances, mattresses and unrepairable goods will not be accepted. Items not suitable for resale will be disposed of promptly.

This site was most recently reviewed by the Plan Commission in April 2017 for a proposed daycare, which has since opted not to pursue their project. Many of the comments and recommendations remain generally the same.

Site and Landscaping proposal
The building is located in close proximity to Hwy 100 and has an existing driveway on the north side of the building. There is also a secondary driveway on the south side of the building. That secondary driveway is located on a separate property (ACE Hardware), but an existing easement allows for access.
A 10-ft wide landscaping area currently exists within the front yard area of the building and the rest of the site is not landscaped. The applicant has indicated a willingness to provide a landscaping facelift to the existing areas of the site. A fenced-in refuse area has also been proposed at the rear of the building.

Staff has recommended additional landscaping improvements.

Staff comment:
Staff has recommended site and landscaping updates as follows to bring the site up to current standards as follows:

(a) Within the existing front yard landscaping area, our City Forester has requested additional information about existing landscaping, including the species type and quantity of current or proposed plantings. Freshening up the landscaping within this area with perhaps removal of certain larger bushes near the front door and installation of new perennial landscaping is recommended.

(b) Reversal of the traffic flow and parking to allow for safer/easier entrance (wider and further from W. Oklahoma Ave.) along the south side of the building with exiting on the north.

(c) Within the proposed asphalt parking area the following improvements:
   i. Create two new landscaping areas between the parking lot and street frontage, along Hwy 100, on the north and south sides of the building. While this will reduce
parking by about 4 parking stalls, it will improve safety by reducing conflict points upon entering and/or leaving the parking lot and also increase the curb appeal of the property.

ii. Create a new south foundation landscaping area in front of the south parking spaces. This landscaping area will improve the blank architecture and improve an otherwise stark appearance on the south side of the building.

(d) The current ADA stall at the front of the property will need to be reconfigured to allow for the required access aisle.
(e) Poured curbing at the perimeter of the parking lot is preferred, as opposed to wheel stops, which the site plan currently shows, are harder to keep in place.
(f) Updated site plan to show the scope of pavement repair and/or replacement to the parking area.
(g) A bicycle rack will be requested to be installed within the parking lot or near an entrance. At the very least, we find that employees along the Hwy 100 corridor find them useful, possibly students as well.

Architectural

No exterior changes to the building were proposed with this application; however, staff would like to include a condition to at least repaint the sides and rear of the building (currently painted cement block) with a fresh coat of paint. The previous applicant had agreed to do this at the time of the last review. The color details and any pattern or linear differentiation would need to be noted on revised plans.

Staff notes that the front existing unpainted brick portion of the building is not recommended to be painted. The architectural guidelines discourage painting of natural materials.

The previous applicant had also expressed an interest in potentially installing new windows in the south side of the building. This side façade is currently blank with cement block from pavement to roofline. New windows would open up into the proposed showroom area of the thrift store. If desired, revised elevations would be required.

Parking

The site plan proposal shows off-street parking for 25 vehicles. The zoning requirement based on the proposed use of the building will require 18 parking spaces, including at least one ADA-compliant stall.

Lighting

The building has several lighting fixtures mounted directly onto the building that may require replacement or adjustment. The City lighting standards require that fixtures aim their light down rather than out.

Signage

All signage should be brought into conformance, and the applicant has indicated a willingness to do so. This mainly refers to the existing pole sign; however, there is also other existing (previous tenant) signage that will be removed.
Recommendation: Recommend Common Council approval of the Special Use Permit for Three In One Thrift Store (WTT Thrift, Inc.), a proposed second-hand article retail store, to be located at 3125 S. 108 St. and approval of the Site, Landscaping and Architectural Plans for Three In One Thrift Store (WTT Thrift, Inc., a proposed second-hand article retail store, to be located at 3125 S. 108 St., submitted by the Lutheran High School Association (Tax Key No. 523-9997-000), subject to the following conditions:

(Items 1–5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) new landscaping areas per the staff comments between the parking lot and street frontage, along Hwy 100, on the north and south sides of the building; (b) poured curbing or decorative block edging along the drive-aisle side of new landscaping islands; (c) additional perennial landscaping and details of the existing landscaping area within the front yard, with revisions to “freshen-up” the look, based on confirmation from the City Forester; (d) relocation of the required ADA stall and access aisle; (e) reversal of traffic flow to feature entrance from the south driveway and exiting from the north driveway; (f) the scope of pavement repair and/or replacement to the parking area on premise; (g) poured curbing at the perimeter of the parking lot is preferred, as opposed to wheel stops, but at a minimum wheel stops being re-anchored; (h) exterior building façade updates (painting details and/or added windows); (i) lighting fixture and coverage details confirming no splay from the site; (h) an alternate to wooden timber border being utilized around the outdoor play area; (i) a bicycle rack being incorporated into the site plan and details being provided. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.

3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.

4. Property owner’s acknowledgement signature that the non-conforming pole signs will be removed within two years of plan approval.

5. Common Council approval of the Special Use Permit and applicant’s acknowledgement signature on the Special Use Resolution being submitted to the Clerk’s Office. (A public hearing may be scheduled for October 3, 2017.)

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. A revised Signage Plan being submitted to the Department of Development for review and approval, if exterior signage is desired.
7. Compliance with Section 2814 of the City’s Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.