



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** June 9, 2015
From: Lori Lamson, Assistant Town Manager **Item No:** 13
Subject: DEVELOPMENT CONSTRAINTS ON SUB-STANDARD COMMERCIAL LOTS
T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Direct staff to initiate a Development Code Amendment.

SUMMARY:

At the May 26, 2015 Town Council meeting, Council Member Nassif requested further discussion of the impacts to the development on sub-standard commercial lots due to new American Disabilities Act (ADA) requirements and Town landscape requirements. Standard commercial lots have a minimum lot size of 7,500 square feet, a minimum lot width of seventy-five (75) feet and a minimum lot depth of 100 feet. There are several areas of the Town where there are existing subdivisions of sub-standard commercial lots. One of the areas impacted is the Desert Knolls area where the predominant type of new development is medical office. In Desert Knolls, in addition to the sub-standard lot size, there can be pre-recorded setbacks of up to seventy (70) feet for the front and twenty-five (25) feet in the rear. Typically these lots are 6,000 square feet in size.

ADA requirements necessitate a four (4)-foot wide pathway from the building entrance, to the street sidewalk, that is separated from the parking area. Driveway width and parking stall length limit the parking lot configuration. Due to the limited options in parking lot configuration, this typically puts the ADA pathway on one side of the lot. Five (5)-foot landscape setbacks are required on each side of the lot to provide a buffer from the property line. Parking can occur in the rear of the building provided that there is an alley for access.

Once all these requirements are considered, the building envelope for the footprint of the commercial structure can prove to be quite limiting. State regulations on the size and types of amenities within new medical offices can prove to be difficult to provide within the restricted building footprint. These requirements can include exam room size, room for equipment and sinks for every exam room, waiting room size, etc.

The Town's economic development strategy for this area has been focused on the attraction of medical offices. This strategy is proving to be difficult due to the constraints provided by all the issues discussed.

A modification to the landscape setbacks through a Deviation Permit process could provide enough flexibility in the development of the lot. Other alternatives could include the reduction of the front and rear building setbacks. These suggested alternatives could be done administratively, as long as findings and standards are included for the deviation of development standards for substandard commercial lots.

Staff's recommendation is to initiate a Development Code Amendment and allow staff to present a draft proposal to the Planning Commission for consideration and/or modifications, resulting in a recommendation to the Town Council.

FISCAL IMPACT:

Not Applicable