

BRAND

Incomplete Application Response

24-103756-PLN | 3295 Ladd Avenue NE

This letter shall serve as the applicant's response to an incomplete application notice received on February 13th, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Pre-Application Conference

Applicant's Response: *The applicant understands the city considers the pre-application conference previously held to be expired because it took place more than 18 months prior to the application being submitted for review. The applicant submitted a request for a pre-application conference waiver on March 20 which was approved on March 21. The approved waiver has been uploaded to the PAC Portal. This item is resolved.*

Item 2: Chain of Title

Applicant's Response: *The applicant's surveyor reviewed historical property deeds and has established the subject property was lawfully created. The documents utilized by the surveyor are included in this pre-application conference response for review by city staff. This item is resolved.*

Item 3: Signed Application

Applicant's Response: *The signed application and signatory authority are included with this incomplete application response. This item is resolved.*

Item 4: Site Plan

Applicant's Response: *Additional details have been added to the revised site plan. This item is resolved.*

Item 5: Stormwater Management

Applicant's Response: *Each of the applicant's site plans have demonstrated the proposed project is well below the trigger of a "large project". The site plan has been revised to include a pedestrian connection to Ladd Avenue and even with the addition of this new impervious area, the total new or*

replaced impervious area is approximately 7,340 square feet. This item is resolved.

Item 6: Special Setback

Applicant's Response: The proposed addition is measured from the special setback line for Windsor Avenue. This item is resolved.

Item 7: Pedestrian Access Standards

Applicant's Response: The applicant has revised the proposal and included a pedestrian connection to Laad Avenue. A pedestrian connection is not proposed to Ellis Street and the applicant will seek approval of a class 2 adjustment.

An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

The applicant is proposing an addition to a developed religious assembly site. The addition is not proposed to be utilized by the entire congregation as it will hold a kitchen space and meeting space. The proposal includes pedestrian connections to Laad Avenue and Windsor Avenue. The addition is more than 370 feet from the right of way for Ellis Street. The church site has never included pedestrian, bicycle, or vehicular access to Ellis Street. The additional pedestrian paths to Laad Avenue and Windsor Avenue meet the intent of the underlying code to provide safe and orderly pedestrian connections throughout the site. The proposed adjustment does not detract from the livability or appearance of the area and furthermore will reduce the disturbance of the site containing construction activity and alterations largely to the portion of the site which has less impact on abutting residential uses.

The applicant's proposal meets the approval criteria for a class 2 adjustment. This item is resolved.

Item 8: Protection Measures During Construction

Applicant's Response: *The applicant consulted with an arborist regarding impacts the expansion might have on existing trees. The arborists letter is included with this incomplete application response and protection measures will be followed during construction. This item is resolved.*