

BRAND

Incomplete Application Response

24-103231-PLN | 2110 Strong Road SE

This letter shall serve as the applicant's response to an incomplete application notice received on March 9, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Application Form

Applicant's Response: *The team is uploading a revised application form. The ownership has changed to an LLC and in anticipation of the city requesting all ownership signatures, the team is collecting those and will upload them. This item is resolved.*

Item 2: Homeowners' Association Name & Contact Information

Applicant's Response: *The HOA was included in the email notice to the Neighborhood Association. The email indicating who was notified was submitted on 2/2/2024 and included Bryan Cavaness and Ian Meyer who are representatives of the HOA. This item is resolved.*

Item 3: Written Statement

Applicant's Response: *A written statement has been submitted for review. This item is resolved.*

Item 4: Geologic Assessment

Applicant's Response: *A Geotechnical report dated May 17, 2024, has been submitted. This item is resolved.*

Item 5: Retaining Wall Heights

Applicant's Response: *This item will be provided in detail at building permit. The plans to demonstrate fall protection will be included where required.*

Item 6: Building Elevation Drawings

Applicant's Response: *Drawings have been updated. This item is resolved.*

Item 7: Trash Enclosure Details

Applicant's Response: *Trash enclosure details will be provided at the time of building permit application submittal. The decision can be conditioned for development to meet the standards. This item is resolved.*

Item 8: Additional Class 2 Adjustments Required

Applicant's Response: *Adjustments have been added and addressed in the narrative. This item is resolved.*

Item 9: Transit Improvements

Applicant's Response: *The applicant has revised plans to meet the requirements for transit. Additional details will be provided at the time of building permit application. This item is resolved.*

Item 10: Aeronautical Evaluation Required

Applicant's Response: *The applicant has included responses to the airport overlay chapter within the narrative. The proposed building is shorter than buildings and vegetation in the immediate vicinity. Once land use approval is granted, the applicant will submit any aeronautical evaluations required. The decision can be conditioned to require this. This item is resolved.*

Item 11: Additional Comments on Plans

Applicant's Response: *The applicant has provided responses to comments received on the plans. This item is resolved.*

Floor-Area-Ratio (FAR):

- Min.: 0.75 FAR
- Lot Area (Exclusive of Private Street): 30,265.65 ft.²
- Total Building Floor Area: 8,000 ft.²
- Resulting FAR: **0.264 (Not OK - Min. FAR not met)**

Building Frontage Abutting Strong Road:

- Min.: 70% of lot frontage occupied by buildings at minimum setback line
- Lot Frontage (Exclusive of Private Street): 192.38 ft.
- Total Building at Min. Setback Line: 0 ft.
- Resulting Building Frontage: **0% (Not OK - Adjustment requested to standard)**

Building Frontage Abutting Lindburg Road:

- Min.: 70% of lot frontage occupied by buildings at minimum setback line
- Lot Frontage (Exclusive of Private Street): 87.54 ft.
- Total Building at Min. Setback Line: 0 ft.
- Resulting Building Frontage: **0% (Not OK - Adjustment requested to standard)**

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

- SITE AREA: 47,069.47 sf = 1.08 ac
NET SITE AREA: 35,242.10 sf = 0.809ac
- ZONING: FMU/VC Fairview Mixed Use - Village Center
- SURFACE AREA:
• LANDSCAPING: 11,917 SF
• BUILDING: 8,000 SF
• SIDEWALKS/PARKING/ON-SITE ROADWAY: 27,152 SF
- BUILDING AREAS:
• BLDG 1 LEVEL 01: 8,000 sf Retail
- PARKING:
• PARKING PROVIDED: 30 TOTAL (EXISTING 26 NEW)
• MAX PARKING FOR SHOPPING CENTER: 1 SPACE/200 SQ FT
40 MAX PARKING ALLOWED
30 TOTAL PROVIDED
- BIKE PARKING:
• BICYCLE PARKING FOR SHOPPING CENTER. THE GREATER OF 4 SPACES OR 1 SPACE PER 5,000 SQUARE FEET
4 SPACES REQUIRED
4 SPACES PROVIDED
- LOADING SPACES:
• MINIMUM LOADING FOR RETAIL SALES AND SERVICE
1 SPACE FOR BUILDINGS 5,000 TO 60,000 SQ FT
REQUIRED DIMENSIONS: 12' X 30'

The four existing spaces located within the private street right-of-way of Village Center Loop were counted as spaces for phase 2 of The Grove Apartments.

The minimum number of required bicycle parking spaces are established under the refinement plan rather than SRC 806. The refinement plan requires:

-Min. 1 space per 500 square feet (for non-residential).

The proposed 8,000 square-foot building therefore requires a minimum of **16 spaces (8 racks)**.

No bike spaces are currently shown on the site plan. The bike spaces are required to be located and developed in conformance with the bike parking development standards included under **SRC 806.060**.

SITE PLAN NOTES:

1 PROPERTY LINE.

The revised plan now shows bicycle parking (14) spaces abutting the south side main entrances. If any modifications are required to bicycles, please condition.

Adjustment added

Adjustment added

Adjustment added

There is not any portion of the building that has a wall exceeding 100 feet. The building turns. As shown, the lengths are a max of 73'. We believe this standard is met.

Exterior Wall Length: Refinement plan limits exterior wall length to a maximum of 100 feet without a minimum 4-foot change in plane. Building off-set is required to be added in this section of the facade to meet the standard.

Max. 20 ft. side setback exceeded abutting Village Center Loop.

Max. 20 ft. side setback exceeded abutting Village Center Loop.

Is there a way to provide a pedestrian connection from the sidewalk on Village Center Drive to the entrances of the retail building? This would greatly benefit all the residents of the surrounding multiple family development.

With the new connection to the street on this side, we complete the pedestrian network. We need planter bays for trees in the parking lot so this wasn't modified.

It seems like this would make for a simple pedestrian connection to connect the building entrances at the rear of the building to Lindburg Road.

We agree and added - stairs will be required. This is used as mitigation for the adjustments we are seeking.

The parking lot drive-aisle for these standard size stalls projects into the entrance driveway.

Parking lot driveway aisle serving a combination of standard and compact size stalls is required to be a minimum of 24-feet in width.

Modified to meet

Modified to meet

Refinement plan requires parking lots to be setback a minimum of 20 feet from streets. Parking lot is currently setback less than 20 feet from Village Center Loop.

Is there a way to provide a pedestrian connection across Village Center Loop in a convenient location in order to provide a way for residents in the multiple family development to the south to easily cross the street and get access to the proposed retail stores?

This isn't possible. Our property line only goes to the center of the Loop.

