*HEARING DATE/AGENDA ITEM No. 1*

 *Project Number: PR-2019-003076*

*Application Number: SI-2019-00367*

*Project Name:*

Request: Preliminary/ Final Plat, Preliminary Plat, Final Plat, EPC Approved Site Plan for Building Permit, DRB Site Plan, Sidewalk Deferral, Sidewalk Waiver, Design Variance, Vacation Of Public Easements, Vacation Of Public Right of Way, Bulk Land Variance, IIA Extension – Sidewalk, IIA Extension – 2 Year, Preliminary Plat Amendment

**COMMENTS:**

1. ~~The proposed building appears to cross over a parcel/lot line. The application form states that there are two lots, and that there will continue to be two lots. If that’s the case, then the proposed building would continue to encroach over a parcel/lot line.~~
2. ~~The parking calculation table on Sheet A0 shows the required number of parking spaces, but doesn’t show what’s provided, including for compact parking spaces.~~
3. ~~The landscape plan on Sheet LP-01 does not confirm the width of the landscape buffers along the periphery of the site.~~
4. The applicant is proposing an 8-foot high fence along the southern boundary along Signal Avenue, which seems to contradict Table 5-7-2 of the IDO which limits maximum fence height to 5-6 feet in height.
5. ~~Additional landscaping along the east boundary of the site would help to buffer the residential uses to the east. Please consider adding more landscaping and/or substituting the Chaste Tree for a taller tree.~~
6. Will the east facing windows be internally lit at night? Please consider having the lights be motion-sensored to reduce adverse impact to adjacent properties.

Comments may continue onto the next page)

1. ~~Staff requests the applicant provide elevations and/or photo simulations depicting the proposed building and the adjacent residential buildings to the east of the site looking to the north from Signal Avenue NE.~~
2. The total square footage of the building needs to be reduced by 880 square feet to be a permitted use and not be a conditional use.
3. The site plan to the north will need to be amended.

*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jay Rodenbeck DATE: 1/14/2020

 Planning Department

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