

Goderre, Dennis

From: Goderre, Dennis
Sent: Thursday, April 25, 2019 11:51 AM
To: Aundre Bumgardner; David Rose; Gerry Keeler; Irma Streeter; Jim Streeter; Paul Kunkemoeller (kunkemoeller@sbcglobal.net); Sue Bergeron
Subject: April 30th Hearing

Dear Commission Members,

The applicant will be submitting a request to extend the hearing until the May 21st regular meeting. If you cannot attend May 21st, please advise. Also, please consider the following my report in advance of Tuesday’s meeting.

Staff (including our consultant) has been working with the applicant to address a number of outstanding issues that have yet to be addressed as of the date of this correspondence. The following are the major items of note. Once all information has been provided to us, we will be in the position to provide a more detailed report and evaluation of the overall application:

1. Building design: There is active dialogue regarding the aesthetics of the building and the applicant is revising/exploring options. This includes what can be done to color and texture to reduce the visual impact of the structure.
2. Receiving station design – The layout of the receiving station is being redesigned to address GU comments. This impacts the landscape/buffer design. We have also requested the applicant consider alternative, more aesthetically appropriate designs of the receiving station buildings, rather than the utilitarian prefabricated units proposed.
3. Narrative – Applicant is revising the project narrative to specifically address each of the 11 special permit criteria outlined in Section 9.4.D
4. Application – the application itself is being amended to include the special permit request for the modified buffer planting. This is possible because the legal notice only noted the section of the zoning table which notes the special permit requirement of building height. The modified buffer via special permit is within this referenced zoning table.
5. Utilities, Sanitary – A flow test is required to confirm sewer can be accommodated. This flow test has yet to be started by the applicant and once installed, the monitoring needs to occur for 2 weeks for accurate numbers.
6. Utilities, Water – GU is running the calculations to determine if water demands can be met. This is still ongoing.
7. Utilities, electric – Service can be provided. As noted above, the station is being redesigned per comments from GU.
8. Traffic (2024 projections) – A revised report has been submitted and additional comments provided to the applicant. Staff is awaiting response.
9. Traffic (2029 Projections) – This report was just received and being reviewed by BL Companies.
10. Stormwater – Most of staff’s initial comments have been addressed. We are awaiting a few additional items.

Let me know if anyone has questions.

Sincerely,

Dennis G. Goderre RLA, AICP CUD
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