



## CITY OF PORTLAND

February 15, 2001

TO: Sarah Hopkins, Planning Division

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Barber Foods processing addition -54 Saint John Street - 070-A-005- I-Mb zone

This property is located in the I-Mb, moderate industrial zone. The use is a permitted use. There is no minimum lot size requirement. The impervious ratio is 100 %. The maximum building height is 75 feet. The proposed additions are well under this height requirement at approximately 38 feet. This property does not abut a residential zone. There are no building setback requirements in the I-Mb zone. The minimum sixty foot street frontage is more than being met with well over 500 foot of street frontage. There is a requirement that pavement be setback at least 10 feet from boundary lines. My submitted plans do not show that any new pavement is being added. Currently there is pavement that is legally non conforming as to this pavement setback requirement. If there is any new pavement to be added that is not indicated on the current plans, it shall be required to meet the requirements of the 10 foot setback from boundary lines.

A review of the parking as submitted by the applicant, shows that 120 parking spaces are required. The submitted plans show that over 200 parking spaces are to be provided. Some of the parking spaces are shown to be on a Portland Water District easement. It is my suggestion that we confirm that the Portland Water District has allowed this parking on their easement. It is also my understanding that the Planning Authority will review and approve the stacking of the vehicles.

Of course all other performance standards of the I-Mb zone shall also be met. It is also one of my conditions that the illegal, temporary, mobile sign be permanently removed from the premises.