**B-7 Bank Drive-through**

**Conditional Use and Site Plan**

**Planning Staff Presentation - PB Hearing 7.14.2015**

1. Bangor Savings Bank has requested conditional use and site plan approval for a 3 story 7,284 sq ft new bank and office building with drive-through on a small but prominent lot on Marginal Way in the B7 zone. The existing site is a single story car wash. The proposal follows on from the recently approved zoning text amendment received by the applicant that allows this size of building on this lot. The proposal constitutes a Level III review as the Board is the reviewing authority for the conditional use of a bank drive-through in the B7 zone; it is Level II site plan in terms of its scale.
2. PUBLIC COMMENT: the Planning office has not received any public comments on this project; there were 2 public comments in support of the zoning text amendments.
3. Conditional use: The project is a high quality redevelopment that addresses the objectives of Bayside and meets the amended conditional use requirements, including a number of features that ensure the building is integrated with the pedestrian frontage and incorporates improvements as part of the Marginal Way Improvement Plan.
4. Site Plan/Zoning: The waivers and conditions focus on some details of the B7 zoning and site plan requirements that were not reviewed at the text amendment stage. These include:
	* Waiver for signs: The proposals include illuminated plastic letters and staff support these in view of the previous waivers that have been given for this material in the B7 zone. The proposals include 1 more sign at the upper level than allowed, and 1 more sign at the lower pedestrian level than allowed. The applicant will explain why the size, location and number of signs are important and the Board would need to complete the waiver as appropriate. Caitlin Cameron is here if any questions.
	* Parking Study: the B7 zone requirements specify that a Parking Demand study needs to be done for a project of any size and that the Planning Board determines the required number of spaces. The project includes 24 spaces and this number is acceptable to the Traffic Engineer Revewer (circulated comment) and this is documented in Condition 2.
	* Landscape: the site plan requirement for parking lots is 2 trees (or 1 tree and 3 shrubs) per 5 parking spaces planted in landscape islands. The B7 Design Standards require screening of parkng areas. The current proposals show one island with a tree which does not provide much screening and technically 4 islands with trees are required . The City Arborist is unwilling to grant a waiver and has accepted the shrub planting along the east boundary as a substitute and has requested a condition that requires a tree to be added to other large island and for beach grass to be planted in the low curbed island along the back of the intermediate row of parking.
	* Lighting: Staff have recommended that the photometric plan be revised to include more information regarding the lighting, to minimize trespass along the east side, and most importantly to better address CPTED concerns at the back corner near the drive through.
	* B7 Design re windows: The B7 Design Standards include a number of requirements for windows and the submitted details do not fully address those standards. I would like Caitlin Cameron, the City’s Urban Designer, to clarify this issue and explain the reasoning behind the condition that requests the applicant to reconsider the design of the windows.