

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED JUN 27 2007 CITY OF PORTLAND

Permit Number: 070478

This is to certify that UNIVERSITY CREDIT UNION /Brand Partners has permission to Build a single story 3,470 w/pane drive to University Credit Union AT 1071 BRIGHTON AVE 274 D016001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is started or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cross Health Dept. Appeal Board Other Department Name

w/condition Allent 6/17/07 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0478	Issue Date:	CBL: 274 D016001
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Location of Construction: 1071 BRIGHTON AVE	Owner Name: UNIVERSITY CREDIT UNION	Owner Address: RANGLEY RD	Phone:
Business Name: University Credit Union	Contractor Name: Brand Partners	Contractor Address: 10 Main Street Rochester	Phone 6033351400
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2

Past Use: Vacant Land Connected w/ Demo Permit #061331	Proposed Use: Credit Union - University Credit Union - Build a single story 3,470 w/ 3 lane drive-up	Permit Fee: \$7,145.00	Cost of Work: \$705,000.00	CEO District: 3
Proposed Project Description: Build a single story 3,470 w/ 3 lane drive-up University Credit Union		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB w/ CONDITIONS 6/17/07	
		Signature: Greg Carr		Signature: [Handwritten Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 05/03/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan

Major Minor MM Denied

Date: 6/6/07

Zoning Appeal

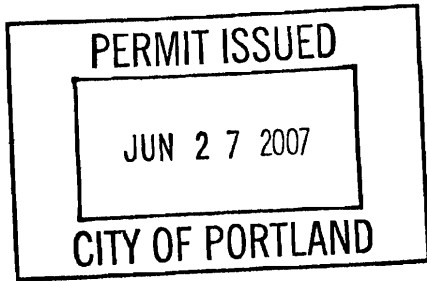
- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved

Date: _____

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: _____



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0478	Date Applied For: 05/03/2007	CBL: 274 D016001
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Location of Construction: 1071 BRIGHTON AVE	Owner Name: UNIVERSITY CREDIT UNION	Owner Address: RANGLEY RD	Phone:
Business Name: University Credit Union	Contractor Name: Brand Partners	Contractor Address: 10 Main Street Rochester	Phone: (603) 335-1400
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Credit Union - University Credit Union - Build a single story 3,470 w/ 3 lane drive-up	Proposed Project Description: Build a single story 3,470 w/ 3 lane drive-up University Credit Union
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/06/2007
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage. A separate permit under #07-0480 has been received and will be reviewed separately.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/17/2007
Note: **Ok to Issue:**

- 1) Prior to the start of construction, a Statement of Special Inspections that complies with Chapter 17 of the IBC must be submitted, reviewed and approved.
- 2) An EIFS detail must be provided prior to installation.
- 3) A fastener schedule must be provided prior to commencement of construction.
- 4) Shop drawings with cross bracing details for the roof system must be submitted and approved prior to roof installation.
- 5) An Attic Draft stopping detail complying with SSetion 717 must be provided and approved prior the sheathing the roof

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 06/07/2007
Note: **Ok to Issue:**

Dept: Public Works **Status:** Pending **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Zoning **Status:** **Reviewer:** Marge Schmuckal **Approval Date:** 12/14/2006
Note: **Ok to Issue:**

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/08/2006
Note: **Ok to Issue:**

Location of Construction: 1071 BRIGHTON AVE	Owner Name: UNIVERSITY CREDIT UNION	Owner Address: RANGLEY RD	Phone:
Business Name: University Credit Union	Contractor Name: Brand Partners	Contractor Address: 10 Main Street Rochester	Phone (603) 335-1400
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: DRC **Status:** Approved **Reviewer:** Philip DiPierro **Approval Date:** 06/27/2007
Note: **Ok to Issue:**

- 1) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 2) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 3) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Shukria Wiar **Approval Date:** 03/27/2007
Note: **Ok to Issue:**

Comments:

6/19/2007-jmb: Waiting for Planning approvals....see Phil D.

6/27/2007-dmartin: Phil called and he has signed off on the siteplan, he will be following up with an emailed copy to us/ dm



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1071 BRIGHTON AVE, PORTLAND</u>		
Total Square Footage of Proposed Structure <u>3,475 S.F. BUILDING 535 S.F. CANOPY</u>	Square Footage of Lot <u>32,216</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>274</u> Block# <u>B</u> Lot# <u>16</u>	Owner: <u>UNIVERSITY CREDIT UNION</u> <u>RANGLEY ROAD</u> <u>ORONO, ME 04469-5779</u>	Telephone: <u>800-696-8628</u> <u>Joe Genais</u>
Lessee/Buyer's Name (If Applicable) <u>/</u>	Applicant name, address & telephone: <u>UNIVERSITY CREDIT UNION</u> <u>RANGLEY RD.</u> <u>ORONO, ME, 04469-5779</u> <u>800-696-8628 Joe Genais</u>	Cost Of Work: \$ <u>705,000 -</u> Fee: \$ <u>7070 -</u> C of O Fee: \$ <u>75 -</u>
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>RESTAURANT</u> Proposed Specific use: <u>CREDIT UNION</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>3,470 sq ft Credit Union - single story, Brick + EIFS Facade with 3 lane drive up.</u>		
Contractor's name, address & telephone: <u>BRAND PARTNERS, 10 MAIN ST. ROCHESTER NH 03839</u> <u>603-335-1400</u> Who should we contact when the permit is ready: <u>ADAM GIUSDORF</u> Mailing address: _____ Phone: <u>603-682-8671</u>		

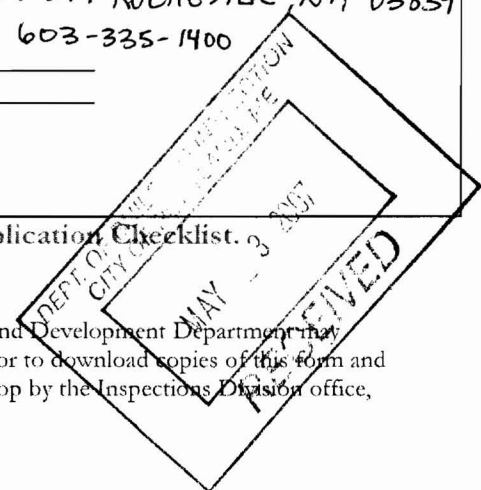
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>5/2/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



CITY OF PORTLAND, MAINE
PLANNING BOARD

Marge S.

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

March 28, 2007

Joe Gervais
University Credit Union
Rangely Road
University of Maine
Orono, ME 04469-5779

Lee Feldman
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339

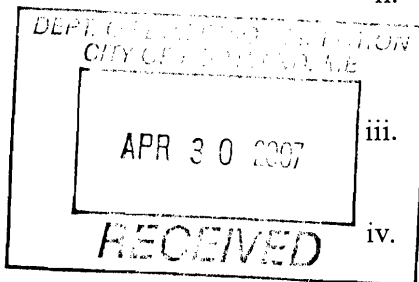
RE: University Credit Union, 1071 Brighton Avenue, Portland, ME

CBL: 274 -D-016 Application # 2006-0221

Dear Mr. Gervais and Mr. Feldman:

On March 27, 2007, the Portland Planning Board voted 5-0 (Lowry and Silk absent) that the proposed drive-through for the bank facility is in conformance with the Conditional Use Standards of Section 14-174 and Section 14-183 of the Land Use Code. The Portland Planning Board voted 5-0 (Lowry and Silk absent) that the site plan for the above referenced application is in accordance with Portland's Site Plan standards subject to the following conditions:

- i. The infrastructure contribution of \$22,700 for the Brighton Avenue Street improvements shall be submitted prior to the issuance of a building permit.
- ii. The proposed sign dated March 12, 2007 meet the B-2 zone and the site plan standard for signs, Sec. 14-525 (22); however, separate sign permits must be obtained from the Inspections Division prior to installation.
- iii. The applicant shall submit sewer and water capacity letters prior to the issuance of a building permit.
- iv. The lighting fixtures shall be reviewed and approved by the City's Urban Designer prior to issuance of a building permit.
- v. The applicant shall work with Carrie Marsh, Urban Designer on the use of EIFS on the exterior of the building, particularly at the pedestrian level, prior to the issuance of a building permit.



The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #13-07, which is attached.

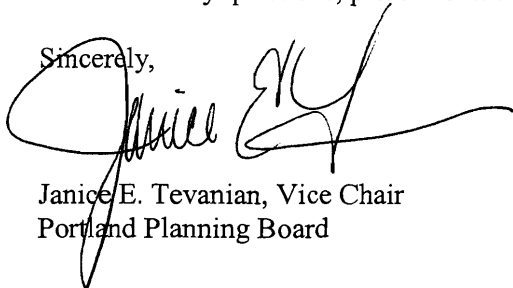
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Janice E. Tevanian, Vice Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner/Senior Planner
Carrie Marsh, Urban Designer
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Jeanie Bourke, Inspections Division
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

UNIVERSITY CREDIT UNION

**VICINITY OF 1071 BRIGHTON AVENUE
CONDITIONAL USE AND SITE PLAN REVIEW**

UNIVERSITY CREDIT UNION, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

March 27, 2007

Submitted by:

Shukria Wiar, Planner
Barbara Barhydt,
Development Review Services Manager
March 22, 2007

I. INTRODUCTION

University Credit Union is seeking a conditional use permit and site plan approval for a new credit union facility at 1071 Brighton Avenue on the site of the former Burger King Restaurant. The site is approximately .74 acres in size with frontage on both Brighton Avenue and Taft Avenue. It is located in the B-2 zone. University Credit Union owns the parcel.

The University Credit Union is proposing a three-lane drive-through and it is within 100 feet of a residential zone, thus a conditional use permit is required from the Planning Board under Section 14-183 (a).

Notices were sent to 113 area residents and interested citizens along with a notice in the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	Business B-2
Parcel Size:	.74 acres (32,301 sq. ft.)
Parking Spaces:	19 parking spaces
Building Floor Area:	3,470 sq. ft.
Building Height:	31.5 feet
Uses:	Banking Facility

III. PROPOSED DEVELOPMENT

The new structure will consist of a 3,470 sq ft building (some attached plans may reflect a smaller interior sq. footage) with offices and customer banking areas. A three-lane drive-up facility is proposed with two banking lanes and one ATM lane. The parking lot has 19 parking spaces, with two handicap spaces. Access to the site will be from Brighton Avenue and Taft Avenue. The access drive from Brighton Avenue will be right-in only. Two curb cuts are proposed on Taft Avenue: 1) one is proposed as a full movement driveway, entering and exiting; and 2) the other will be an exit only associated with the drive-through facility.

The proposed University Credit Union is located on the westerly corner of the site along Brighton and Taft Avenues. The building plans have been revised significantly since the original submission. The proposed one-story structure is smaller than the original submission, it has a rotunda near Brighton Avenue as the focal point for the building rather than the towers, and two entrances are proposed that are near Brighton and Taft Avenues. Large storefront windows are located along the Brighton Avenue façade (South Elevation). The rotunda with large windows is proposed on the corner of the structure near the parking area and it includes a building entrance. The North elevation along the back parking lot includes an entrance that is at the corner closest to Taft Avenue. The West Elevation along Taft Avenue includes large windows. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- EIFS is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and

- A rough genest concrete material is proposed for the base of the building along the foundation.

IV. CONDITIONAL USE REQUIREMENTS (14-183) FOR DRIVE-THROUGHS IN THE BUSINESS B-2 ZONE

Sec. 14-183. Conditional uses identifies drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone as being a permitted conditional business use if the use meets the following requirements, and *“the Planning Board shall be substituted for the board of appeals as the reviewing authority over conditional business uses”*.

The requirements taken from the Ordinance 14-183 are in italics below, together with an analysis of the proposals.

a. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.

The signage plan is included as Attachment #21. Three-dimensional back-lit letters are proposed for the rotunda. The blue letters are 1' 5" high and 4" wide, which create a signage band above the rotunda's storefront windows measuring 28 square feet. The initials, UCU, are shown as three-dimensional back lit letters in gold on the East Elevation (facing side parking lot) and the West Elevation (facing Taft Avenue). Each of these signs is 9 square feet in total area. An entrance sign is proposed along Taft Avenue using the proposed building materials to create a planter base and an internally illuminated sign is proposed that has a total area of 27 square feet per side.

Three directional signs are shown on the site and all of the signs are located on the applicant's property. The directional signs are shown in Attachment #21. The sign panels are blue with white lettering and a gold ban. The posts and arch are silver and the base panels are a light gray.

The proposed signs do not adversely affect visibility at intersections or access drives and the signs advertise only the services offered on the premises. Refer to the Site Plan Review (Section VII, subsection 12) for further discussion of the proposed signs for the project.

b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

The ingress and egress access is more than 30 feet from the intersection of Brighton Avenue and Taft Street.

c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:

- Location of Drive-throughs: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating*

hazards to vehicular circulation on adjoining streets.

The three-lane drive-through consists of two remote banking lanes serviced by two vacuum tubes and one ATM lane. The facility is 25 feet from the Taft Street line (edge of the travel lane) and 29 feet from the property line to the north. The closet point on the drive-through facility to the nearest residentially zoned property is about 82 feet. The distance from the ATM unit and the remote banking vacuum tube to the nearest residentially zoned property is 90 feet (ATM) and 112 feet (remote banking vacuum tube), respectively.

The drive-through is located as far away from the residential properties as possible while promoting acceptable vehicular and pedestrian circulation.

- ii. Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.*

Noise from the drive-through facility will be below the limit of 55dB required under this section. A Noise Study (Attachment #9) for the Diebold vacuum tube system specifies that at a distance of 70 feet from the vacuum tube system speaker the sound level is 53 dB for the condition with the volume control set at maximum. The nearest residential property line is 112 feet from the speaker. The ATM will not have a speaker system and will not generate noise.

- iii. Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.*

The Lighting Plan (Attachment #2 f) shows the lighting for the site and under the drive-through canopy. There is no light spillage directed to residential uses and lighting plan meets the City's technical standards.

- iv. Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts.*

The applicant included additional landscaping along the rear property line and provided an intense landscaped screen along the boundary with residential property.. Both the possible glare and noise from the banking serve window will be mitigated by the provision of the tree planting and landscape (shown on the Landscaping Plan as Attachment #2 e), thus meeting the standard for screening.

The drive-through facility is oriented to the street so that vehicle lights using the facility would be facing the street and not the residential properties and to maximize the distance between the drive-through and the residential properties.

- v. ***Pedestrian access:*** Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.

The drive-through has been designed so that the stacking will not block pedestrian access on Taft Avenue. The existing traffic will stop prior to the cross walk along Taft Avenue before turning onto Taft Avenue to leave the site. Crosswalk striping will be installed at the curb opening in front of the drive-through facility to provide for a safe pedestrian condition.

- vi. ***Hours of Operation:*** The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.

The hours of operation of the drive-through remote banking will be 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 5:00 PM on Fridays. Hours on Saturday will be 9:00 AM to 12:00 PM. The ATM will be available 24 hours per day. Please refer to Attachment #8.1.

V. CONDITIONAL USE REVIEW

Section 14-474(c)(2) Standards: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use.*

There are no known unique or distinctive characteristics associated with the proposed use.

- b. *There will be an adverse impact up on health, safety or welfare of the public or surrounding area.*

It does not appear that there will be any adverse impacts with the proposed project.

- c. *Such impact differs substantially from the impact, which would normally occur from such a use in that zone.*

The impacts of this site are similar as those normally expected from such a use in this zone.

VI. SITE PLAN REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinances. Staff comments are highlighted in this report.

1/2. Traffic

The Brighton Avenue Traffic and Streetscape Study establishes the street improvements needed for this project. The applicant is required to put street trees, lighting along their street frontage and install a traffic island in Brighton Avenue. In lieu of rebuilding the frontage along Brighton Avenue consistent with the master plan, the applicant has indicated they would rather make a contribution to the City to reconstruct the frontage. This would allow the construction to occur simultaneously with the roadway reconstruction. The cost estimate for this portion of Brighton Avenue is as follows:

1. Granite Curb	\$ 6,140
2. Sidewalk (HMA)	3,740
3. Driveway Apron	2,480
4. Loam, seed, mulch esplanade	880
5. Street lights and conduit	<u>9,460</u>
TOTAL	\$22,700

The developer will be responsible for constructing new curbing and a sidewalk along the Taft Avenue frontage of the project. These improvements will need to be completed when the Credit Union project is built. Michael Farmer, City's Project Engineer, email is included as Attachment #16 b. He also has comments regarding the sidewalk and curb design details along Taft Avenue on the proposed site plan. Michael Farmer's comments are included as Attachment #16 a.

3/4. Bulk, Location, Height, Health and Safety Air of Proposed Buildings

The proposed University Credit Union building is a one-story structure with a cornice detail along the flat roof. Large storefront windows are proposed across the South Elevation on the front façade along Brighton Avenue. At the corner of the building, near Brighton Avenue and the side parking lot, a rotunda area is proposed with large windows. The East Elevation along the side parking lot includes an entrance to the building. The North Elevation along the back parking lot includes a building entrance near Taft Avenue. The West Elevation along Taft Avenue includes large storefront windows.

The floor plan and building elevations building are included in Attachment #2. The proposed exterior materials for the building include the following:

- Aluminum storefront windows for the rotunda and building elevations;
- Precast concrete caps around the windows;
- Brick columns between the windows and for the piers of the drive-through;
- Eifs is proposed for the parapet and upper bands of the building and for the parapet of the drive-through canopy; and
- A rough genest concrete material is proposed for the base of the building along the foundation. The staff has recommended that the applicant present samples of the exterior materials to the Planning Board at the public hearing. Carrie Marsh, Urban Designer, reviewed the revised plan for the last workshop and her memo is included as Attachment #14. Her final comments will be available at the public hearing.

The proposals would not cause health or safety problems for existing uses, and the potential impacts of the drive-through features are covered under the Conditional Use requirements discussed in paragraph VI below. The proposals generally improve the appearance of the site and provide buffering for the adjacent residential uses.

5. Sewers, Stormdrains, Water

The applicant is proposing to use the existing water and sewer lines coming into the site. The applicant has not submitted a sewer or a water capacity letter.

The proposed project site is presently developed. The Burger King Restaurant was the only building located on site, but it has recently been removed. The remainder of the parking area,

sidewalks, and landscaping areas are in tact. The existing topography is flat near the middle of the site with a slope along Taft Avenue and Brighton Avenue of greater than 6%. There are two catch basins located on the site, one near the eastern corner and the other near the existing entrance from Brighton Avenue. A little more than half of the site runoff currently drains to these catch basins.

The proposed drainage infrastructure includes subsurface drainage collection and transport, and under-drained soil filters to provide stormwater quality treatment.

The overall impervious surfaces at this site will be reduced to approximately 0.11 acres. This allows for a significant improvement to landscaping and visual appearance, as well as added treatment for the stormwater. Approximately 10,973 sq. ft. of impervious area will be directed through the under-drained swale located at the rear of the site. More than half of this flow will pass through the swale and drain directly into the existing catch basin. Filtering through the soil media and entering the existing catch basin through the underdrain will treat approximately 4,800 square feet of impervious area.

Stormwater runoff from the site will be treated to meet the MDEP Stormwater Quality Standards. With the incorporation of the water quality treatment measures, no significant impacts to off-site drainage are anticipated due to the development by the site.

6. Landscaping and Existing Vegetation

The applicant has submitted a revised Landscaping Plan as Attachment #2 e. The applicant is proposing intensive landscaping on Brighton Avenue as well as Taft Street. The applicant has shown additional landscaping along the rear property boundary to screen the parking spaces. Jeff Tarling, City Arborist, has reviewed the plan and tree / shrub types and plant sizes all appear to meet our standards. He finds the landscape plan to be acceptable and has no additional comments beyond those previously submitted.

7. Soils and Drainage

Please refer to Paragraph V, Section 5.

8. Exterior Lighting

Catalog cuts (Attachment #1 f) and Photometric Plan (Attachment #2 f) have been submitted for the wall-mounted lights and pole lights. Section XV (4) D of the City's Technical and Design Standards and Guidelines states that for Light Trespass:

The maximum illumination level at a property line shall not exceed 0.1 foot candles, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

The applicant has submitted a revised photometric plan for the site, which meets the City's technical standards.

There are five lighting poles that are proposed on the site, which are located at the north and east sides of the parking lot. These lighting poles will be twenty feet in height. The applicant is also proposing wall-mounted lighting around the building as well as under the drive-through canopy. The height of these wall mounting will be 15 feet above the ground.