

Comments Submitted 8/27/14
 Comments Submitted 9/23/14
 Comments 10/2/14

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2014-154 **Application Date:** 08/20/2014
CBL: 292 D006001 **Application Type:** Level II Site Plan
Applicant: Paris Farmers Union / Fred Rolfe
Project Name: Paris Farmers Union
Address: 55 WARREN AVE
Project Description: Occupy existing 18,900 sq ft building for storage and retail sales.
Zoning: R5/B4

Other Required Reviews:

- Traffic Movement
 - Storm Water
 - Subdivision
 - Site Location
 - 14-403 Streets
 - Flood Plain
 - Shoreland
 - Design Review
 - Housing Replacement
 - Historic Preservation
 - Other:
- # Units _____
 # Lots _____
 # Unit _____

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Nennifer Thompson
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

46 pkg counted 9/23/14
 on older plan

Comments needed by 9/3/2014

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2014-154
Date: 10/2/2014

Comments Submitted by: Marge Schmuckal/Zoning on 10/2/2014

The review of the latest submitted plans (9/29/14 shows the reduced and relocated greenhouse. All the B-4 zone requirements are being met, including parking, impervious surface and setbacks. There should be some on-site deliniation as to wher the 30' zone line extension falls on the lot so that business materials don't over reach the allowed business zone area. Separate permits are required for any new signage.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2014-154
Date: 8/27/2014

Comments Submitted by: Marge Schmuckal/Zoning on 8/27/2014

The preliminary review of what was submitted with the zoning lines on it, still shows that the 24'x70' trailer to be 2' into an R-5 residential zone where business uses are prohibited. It also looks like part of the rear parking lot will have outside storage for the business use which again is also not allowed in residential zones.

Marge

Applicant: Paris Farmers Union

Date: 10/2/14

Address: 55 Warren Ave

C-B-L: 292-D-6911

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - B-4 prime up - R-3 in R-5 in rear
extended 30'

Interior or corner lot -

Proposed Use/Work - Change of use from Personal Services/Recreational use to Retail

Sewage Disposal - City

Lot Street Frontage - 60' min - 378.33' given

Front Yard - ^{existing} 20' min - 23' shown

Rear Yard - ^{existing} 20' min - well over 20' - 72.15' scaled

Side Yard - ^{existing} 10' for 1/2 street - 29' + over 50' on other side

Projections -

Width of Lot - 60' min

Height - 65' max - existing 1 story - well under

Lot Area - 10,000 sq ft min - 104,108 sq ft given

Lot Coverage/Impervious Surface - 80% max = 83,286.4 sq ft max - 57,445 sq ft shown
55.18%

Area per Family - N/A

Off-street Parking - 45 min - Showing 4 bays

Loading Bays - 1 shown 14' x 50'

Site Plan - 2014-15A

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Zone X - Panel 7

MAX FLOOR AREA RATIO: .55 (R-3)
20,052 sq ft given with greenhouses
off 104,108 sq ft F.02

Exhibit 3

Project Description

Paris Farmers Union is seeking to purchase the property located at 55 Warren Avenue from Bentley Holdings, Inc. The property is shown on City of Portland Tax Map 292, Block D, as Lots 006 and 011. In total, these lots include 2.39 acres (104,108 square feet) with 378.33' of frontage on Warren Avenue. The front portion of the property extending about 250' from the center of Warren Avenue is located in the B-4 Commercial Corridor Zone, while the rear portion is located in the R-3 and R-5 Residential Zones. This property is part of a commercial subdivision that was approved in 1986.

The property includes an existing single-story commercial building with an 18,900 square foot footprint. This building was originally constructed in 1995 and was expanded in 2005. Current uses include fitness, karate studio and a physical therapy practice. There are 83 parking spaces on this property and the property shares an access drive and stormwater pond area with the property located at 65 Warren Avenue.

Paris Farmers Union plans to occupy the existing building and use about 11,000 square feet for retail sales and the remaining 7,900 square feet for storage/warehouse space. Building improvements will include an overhead door from the storage area, to allow access in and out of the building with a forklift for deliveries, and to create an area to load bulk products sold to customers. This proposal includes placement of an 18' by 64' portable greenhouse in the existing paved area at the rear of the building. *New*

The existing rear parking area will be fenced and used for truck loading area, 9 employee parking spaces and outside product storage area. The side parking lot along Warren Avenue will provide 37 customer parking spaces. With 11,000 square feet of retail space, the parking code requires a total of 45 parking spaces. With the employee spaces in the existing rear parking lot, 46 spaces will be provided. This total includes 3 handicap spaces.

To accommodate truck movements and create the new customer loading area, we will create new impervious areas of approximately 1,729 square feet. To account for this increase in paved area, we will reclaim 2,798 square feet of existing

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site		104,108 sq. ft.
Proposed Total Disturbed Area of the Site		4,527 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
Impervious Surface Area		
Impervious Area (Total Existing)		58,514 sq. ft.
Impervious Area (Total Proposed)		57,445 sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)		18,900 sq. ft.
Building Footprint (Total Proposed)	(Greenhouse 1,152 s.f.)	20,052 sq. ft.
Building Floor Area (Total Existing)		18,900 sq. ft.
Building Floor Area (Total Proposed)	(Greenhouse 1,152 s.f.)	20,052 sq. ft.
Zoning		
Existing		B4 / R-3 / R-5
Proposed, if applicable		N/A
Land Use		
Existing		Fitness/Physical Therapy
Proposed		Retail/Storage
Residential, if applicable		
# of Residential Units (Total Existing)		N/A
# of Residential Units (Total Proposed)		N/A
# of Lots (Total Proposed)		N/A
# of Affordable Housing Units (Total Proposed)		N/A
Proposed Bedroom Mix		
# of Efficiency Units (Total Proposed)		N/A
# of One-Bedroom Units (Total Proposed)		N/A
# of Two-Bedroom Units (Total Proposed)		N/A
# of Three-Bedroom Units (Total Proposed)		N/A
Parking Spaces		
# of Parking Spaces (Total Existing)		83
# of Parking Spaces (Total Proposed)		46
# of Handicapped Spaces (Total Proposed)		3
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)		0
# of Bicycle Spaces (Total Proposed)		8
Estimated Cost of Project		\$ 1,400,000

→ 55%
55.18
mp

**Marge Schmuckal - Greenhouse info/parking requirements Fwd: RE: 55 Warren Ave
Paris Farmers Union proposed site plan 2014-154**

From: Marge Schmuckal
To: Jean Fraser
Date: 9/23/2014 10:47 AM
Subject: Greenhouse info/parking requirements Fwd: RE: 55 Warren Ave Paris Farmers Union proposed site plan 2014-154

Hi Jean,

I have figured out parking from what I believe is shown on their floor plan. I have made some assumptions, that there are two storage areas that the public does not use. One is off the loading dock and one seems to be at the rear of the building that is fitted with a new fire door. I would like confirmation that it is an area of storage that the public does not enter, only employees.

Also, the most recent plot plan shown with the zone lines delineated shows a 24' x 70' greenhouse. However, your e-mail from you & Mike dated 9/19/14 states that a 18' x 64' greenhouse will be used instead. I have used the greenhouse at 18' x 64' for determining parking requirements. I will want to see this on the next rendition of site plan. If the greenhouse changes in size, the parking requirements will be changed.

Right now the minimum parking requirement is 45 parking spaces.

Marge

>>> Jean Fraser 9/19/2014 9:27 AM >>>
Marge

I have pressed Mike for info re the greenhouse and this is what he sent.

Could you please confirm re the parking requirement urgently so they can finalize the layout.

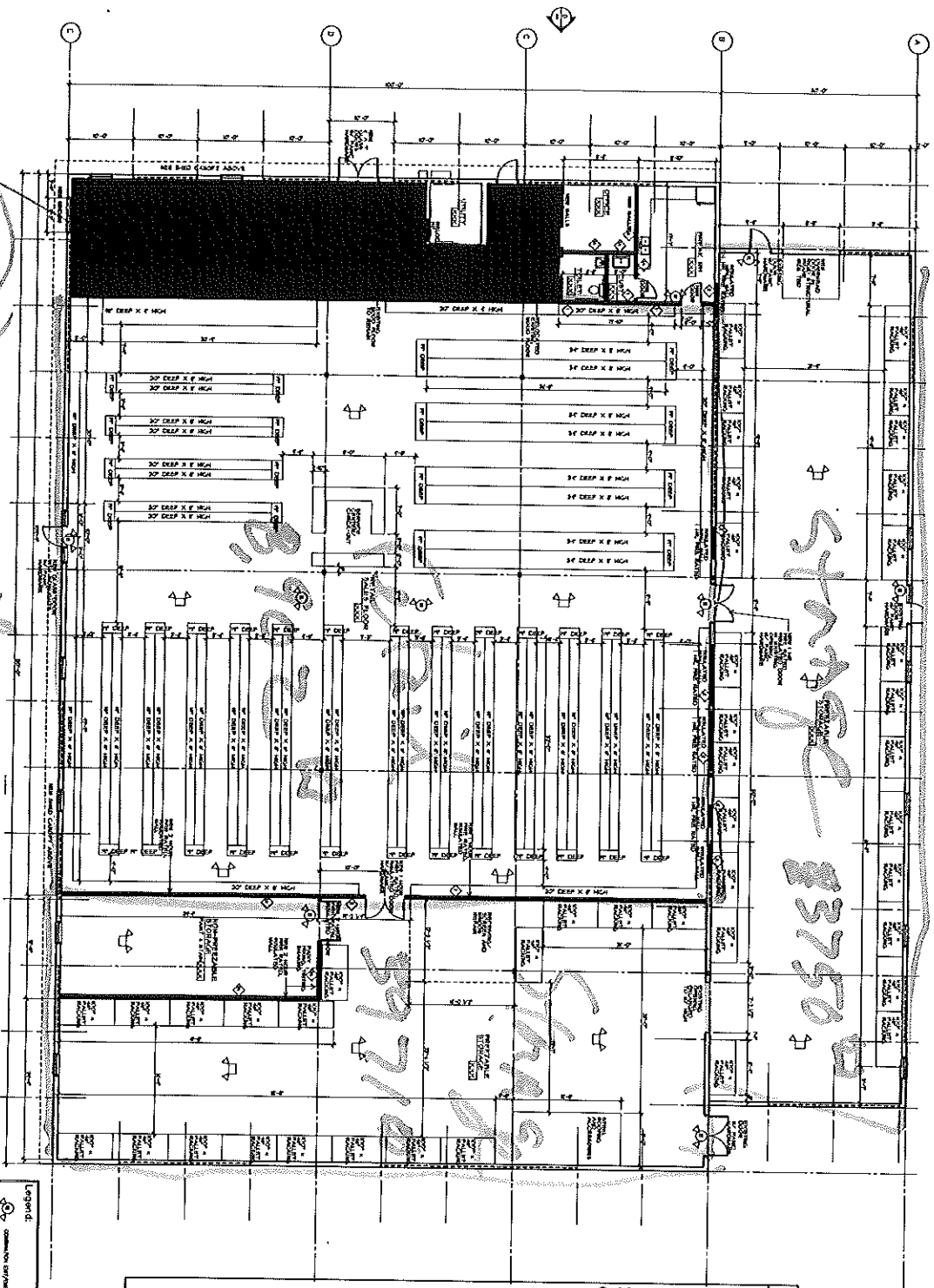
How do we handle the fact that this greenhouse seems to be a moving target?

thanks
Jean

>>> "Mike Gotto" <Mike@stoneybrookllc.com> 9/18/2014 5:22 PM >>>

Jean,

Thank you for your comments in blue they are a great help for me. The green house is a place to put bedding plants for retail sales. Customers will be encouraged to walk through and pick the plants they want. There will be no water, power or any services in the greenhouse. It will protect the bedding plants from frost during the early spring planting season. We will likely make it smaller 18' x 64' and place it back near the detention to increase visibility for customers and provide better access for them. I will let you decide, but I would suggest that it is seasonal



STAIRS 83750

8391

83971

STAIRS

Detail

Stages:

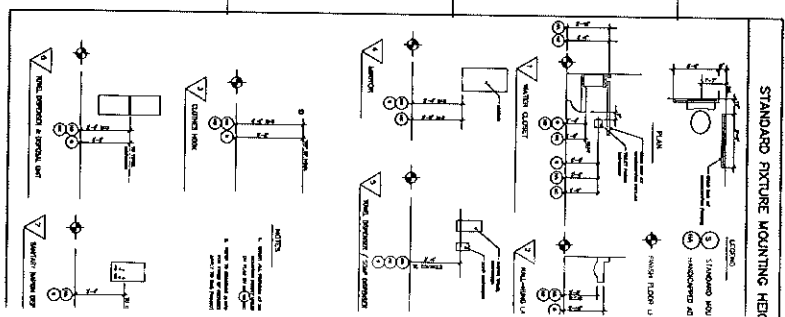
Detail:

13914
3750
3971

1391
8902
1152 - 18 x 64
10445 - 2,000 = 8445 ÷ 200 = 42 pkgs
42 pkgs
45 pkgs spaces for red
3750
3971
more

45 pkgs spaces for red

Legend



ENLARGED TOILET PLAN