
MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2014-016
Date: 4/28/2014

Comments Submitted by: Marge Schmuckal/Zoning on 3/14/2014

This project is in a B-4 zone. I would like a little more detail pm the "commecial" use that is proposed. What kinds of businesses are being marketed? Each unit will need a separate permit to establish their use. The proposed use must be one of the listed permitted uses.

The uses affect the parking requirements. If all the uses are business, manufacturing & industrial uses, then 1 parking space per 1000 sf of floor area is required or 29 parking spaces. 41 parking spaces are shown. I do like that more than the minimum spaces are shown in case a different use is requested later. It gives a good buffer. I also noticed that 14 of the parking spaces are on an adjoining property. Hopefully there are easements that run with the property for those spaces.

Separate permits are required for the construction of the building and for each unit before the use of each unit. Separate permits are required for any new signage. It is noted that an illegal sign is still present on the adjoining property that should be removed.

Marge Schmuckal
Zoning Administrator