

## Administrative Authorization Decision

**Application #:** 2015-046

**Name:** Unutil Site Improvements

**Address:** RIVERSIDE IND PKWY

**Description:** Interior modifications and site improvements

<b>Criteria for an Administrative Authorization:</b> <b>(See Section 14-523 (4) on page 2 of this application)</b>	<b>Applicant's Assessment</b> <b>Yes, No, N/A</b>	<b>Planning Division</b> <b>Use Only</b>
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	Applicant's Assessment Yes, No, N/A	Planning Division Use Only
a) Is the proposal within existing structures? <input type="checkbox"/>	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	Yes	Yes
e) Are the curbs and sidewalks in sound condition?	Yes	No - waiver granted by Tom Errico per criteria
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	Yes	Yes
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the Unutil Site Improvements was approved by Barbara Barhydt, Development Review Services Manager on March 31, 2015 with the following condition of approval listed below:

- 1) Subject to the applicant obtaining all required building permits from the inspection Division.
- 2) The applicant submitted the following information to support a waiver of the sidewalk along the frontage.

"...this section of Riverside Industrial Parkway does not have curbs and the road is drained by ditches. This makes construction of a sidewalk difficult, and would mean that street drainage would flow across the sidewalk, icing at times of cold weather.

Additionally, it is approximately 1.7 miles along Riverside Industrial Parkway, between Forest Avenue and Riverside Street. There are no sidewalks along this entire stretch, except for about 200 linear feet of sidewalk from Forest Avenue, running north to cPort Credit Union."

Tom Errico, Consulting Traffic Engineer, found the request met the City's standards for a waiver.

Barbara Barhydt  
Development Review Services Manager  
Approval Date: March 31, 2015