

Manko Window Systems Building Additions Pre-Application Meeting SMH Response

Key Issues: (SMH Response)

Zoning and Placetype: The subject site is located within the APZ II-North Accident Potential Zone. Refer to section 146-2.5.2 of the United Development Ordinance (UDO) for a full list of activity and development restrictions within this zone. Include an Operations Plan with your Site Plan submittal outlining compliance with each section such as the lot coverage requirements and emissions.

SMH Response: The operations plan has been provided.

Proposed Use: Permitted proposed uses include storage, distribution, and warehousing. The new proposed space shall not be used for manufacturing or office.

SMH Response: The proposed space has been updated to have uses of storage, distribution and warehousing.

Access and Connectivity: A sidewalk on E. 22nd Avenue is required. Additionally, internal access needs to be provided between the building and 22nd Avenue as well as to the newly proposed parking area. Please clearly show sidewalks and pedestrian connections to the entry of the building.

SMH Response: The sidewalk and ADA path to the building have been provided in the site plan.

Forestry: There will be impacts to trees along E. 22nd Avenue due to the requirement of a detached walk, as well as the area of parking. There will also need to be protection measures for any other trees on the site that will be preserved.

SMH Response: The protection details have been provided in the site plan set.

Stormwater Management: The proposed building addition on the south appears to be within the emergency overflow of an existing detention pond and re-construction/re-orientation of this

emergency overflow may be required. Additionally, the city does not currently have Inspection and Maintenance Agreements (I&M) on file for any of the 3 ponds impacted by this project. A single I&M covering the 3 ponds will be required for approval of Civil Plans and Final Drainage Report (FDR). It also does not appear that there are drainage easements in place for any of the 3 ponds impacted by this project. Drainage easements will be required for approval of the Civil Plans and FDR. Note that existing Pond D3 on the south side of the existing building may require regrading of the emergency spillway and therefore a Pond Certification.

SMH Response: The Pond D3 has been added, none of the existing ponds will be impacted.

Preliminary Drainage Letter: A Preliminary Drainage Letter may be submitted for this proposed development in lieu of a full report. See page 15 for additional information.

SMH Response: A full report will be provided, not a letter.

Public Improvements: The project is required to complete public improvements along the project frontage, which includes a 6' detached sidewalk and associated sidewalk easements, and updated ADA compliant curb ramps. The applicant must also evaluate the existing streetlights to ensure compliance with the 2023 Public Works Roadway Design and Construction Specification Manual. At the two existing private driveways the sidewalk can be attached to avoid the existing mature trees adjacent to those areas. Additionally, the city has a record of a deferral for sidewalk along E. 22nd Avenue with reception number C0007583. The city will be looking for these improvements to be designed and constructed with this project.

SMH Response: The improvements have been added to the site plan.

Parking: Where vehicles are planned to be parked, the area is required to be paved.

SMH Response: The parking lots are paved.

Fire Lane Easement: The existing fire lane easement on the west & east side of the building will have to be vacated and a new fire lane with turnaround will be required.

SMH Response: The new fire lane easements have been added and the old easements have been vacated.