

DEVELOPMENT SERVICES MEMORANDUM

To: Chair and Plan & Zoning Commission Members
From: Kara V. Tragesser, AICP
Date: July 27, 2020
Subject: Item 3b: Allied Construction Services

At the Commission's July 13, 2020, the application for site plan approval to construct an office/warehouse building and three storage buildings was deferred to the July 27, 2020, meeting to allow time for the applicant and staff to continue work on the design and use of materials for the warehouse building.

Discussion between the applicant and staff is progressing; however, staff believes additional time is needed to complete these discussions before the Plan & Zoning Commission again reviews the application.

At the July 20th City Council meeting, Staff requested an amendment to a condition of approval placed on the phased site plan that required water to be to the site prior to the applicant proceeding with building framing. Since this is a steel framed building, the City's Fire Marshal was comfortable with allowing construction. The applicant has been informed, and they have acknowledged that proceeding with the framing is at their own risk and they will need to accommodate changes necessary due to resolution of the architecture. Staff and the applicant are comfortable that the primary framing should not change, but rather it may be necessary to add girts between the columns to attach decided upon exterior materials. Thus, the delay to the next Commission meeting is not delaying the applicant from erecting the framing for the building.

Staff recommends that the Plan & Zoning Commission defer review of the site plan for Allied Construction to the August 10, 2020, meeting.

c. Lynne Twedt, Development Services Director