



Legislation Details (With Text)

File #: PC 19-076 **Version:** 1 **Name:** Historic Review Board Policy Changes
Type: Land Use Item **Status:** Agenda Ready
File created: 7/11/2019 **In control:** Planning Commission
On agenda: 7/22/2019 **Final action:** 7/22/2019
Title: GLUA-19-00020: Variance for retaining wall height in front of building at 397 Warner Milne Road
Sponsors: Kelly Reid

Indexes:

Code sections:

Attachments: 1. Commission Report, 2. Staff Report and Recommendation, 3. Map, 4. Land Use Application, 5. Applicant's narrative, 6. Drawings, 7. Neighborhood meeting materials, 8. Site photo

Date	Ver.	Action By	Action	Result
7/22/2019	1	Planning Commission	approve	Pass

GLUA-19-00020: Variance for retaining wall height in front of building at 397 Warner Milne Road

RECOMMENDED ACTION (Motion):

Staff recommends approval of the variance.

BACKGROUND:

The subject site is developed with a medical urgent care clinic which was approved under land use file SP 18-42. As construction of the medical clinic proceeded, grading changes were required due to ADA access needs from the parking lot. The result was that the building was placed about five feet below grade of the sidewalk on the corner of the intersection. To accommodate the grade change, the applicant requires a retaining wall behind the sidewalk. A portion of the wall exceeds the maximum permitted height of 3.5 feet, and the applicant has requested a variance to allow a portion of the wall to be between 3.5 and 5 feet in height. The retaining wall is below sidewalk grade and will not be highly visible. A portion of the wall will be topped with a guardrail for safety purposes.