



Presubmission Conference Details

Project Name: Pacific and Poplar Building
Demolition and Remodel
Permit Number: 20-3512
Address: 3663 PACIFIC AVE SE SITE
Parcel Number: 65102900100
Parcel Owner: SCHNARRS, FRANK & CHERI
Applicant: SCJ Alliance
Date: 08/28/2020

Proposed Project Description
To remove the two old buildings along Poplar St on Parcels 65102902100 and 65102900400 stabilizing the removal areas with gravel or pavement. The existing multi story building on Parcel 65102900100 will undergo an interior remodel and the exterior reface. The existing building is approximately 12,000 SF on two floors. The remodel will include opening up and removing the second floor to create a 6,000 SF ground floor warehouse with approximately 2,000 SF of office space on a new second floor creating a net reduction in gross floor area. The exterior reface will likely include the addition of metal and windows. Security fencing will be placed around a portions of the property to create a secure storage/parking area. Minimal site improvements are planned with no increase in impervious surfaces planned for the project as a whole. One existing access on Poplar and one existing access

***on Pacific will be maintained
with all other access points
being eliminated.***

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):	55757.00
Parcel Area - To Be Added (Sq. Ft.):	0.00
Parcel Area - Total (Sq. Ft.):	55757.00
Number of Lots – Existing:	3.00
Number of Lots - To Be Added:	0.00
Number of Lots – Total:	3.00
IBC Building Type – Existing:	
IBC Building Type - To Be Added:	
Occupancy Type – Existing:	Commercial
Occupancy Type - To Be Added:	Commercial
Number of Buildings – Existing:	3.00
Number of Buildings - To Be Added:	0.00
Number of Buildings – Total:	1.00
Building Height - Existing (Ft.):	30.00
Building Height - To Be Added (Ft.):	0.00
Building Height - Total (ft.):	30.00
Number of Stories - Existing (Including Basement):	2.00
Number of Stories - To Be Added (Including Basement):	0.00
Number of Stories - Total (including basement):	2.00
Basement - Existing (sq. ft.):	N/A
Basement - To Be Added (sq. ft.):	N/A
Basement - Total (sq. ft.):	N/A
Ground Floor - Existing (sq. ft.):	6000.00
Ground Floor - To Be Added (sq. ft.):	0.00
Ground Floor - Total (sq. ft.):	6000.00
Second Floor - Existing (sq. ft.):	6000.00
Second Floor - To Be Added (sq. ft.):	0.00
Second Floor - Total (sq. ft.):	2000.00
Remaining Floors - Existing (sq. ft.):	0.00
Remaining Floors - To Be Added (sq. ft.):	0.00
Remaining Floors - Total (sq. ft.):	0.00
Gross Floor Area of Building - Existing (sq. ft.):	12000.00
Gross Floor Area of Building - To Be Added (sq. ft.):	0.00
Gross Floor Area of Building - Total (sq. ft.):	8000.00
Landscape Area - Existing (sq. ft.):	2500.00
Landscape Area - To Be Added (sq. ft.):	0.00
Landscape Area - Total (sq. ft.):	2500.00
Paved Parking - Existing (sq. ft.):	44457.00
Paved Parking - To Be Added (sq. ft.):	0.00
Paved Parking - Total (sq. ft.):	44457.00
Number of Parking Spaces – Existing:	70.00

Number of Parking Spaces - To Be Added:	<i>0.00</i>
Number of Parking Spaces – Total:	<i>20.00</i>
Bicycle Parking - Existing (spaces):	<i>0.00</i>
Bicycle Parking - To Be Added (spaces):	<i>0.00</i>
Bicycle Parking - Total (spaces):	<i>0.00</i>
Total Impervious Area - Existing (sq. ft.):	<i>53257.00</i>
Total Impervious Area - To Be Added (sq. ft.):	<i>0.00</i>
Total Impervious Area - Total (sq. ft.):	<i>53257.00</i>
Sewer – Existing:	<i>City Sewer</i>
Sewer - To Be Added:	<i>Not Applicable</i>
Water – Existing:	<i>City Water Service</i>
Water - To Be Added:	<i>Not Applicable</i>
Primary Contact Name:	<i>Jared VerHey</i>
Primary Contact Email Address:	<i>jared.verhey@scjalliance.com</i>
Primary Contact Phone Number:	<i>3607902312</i>
Owner or Agent:	<i>Owner's Agent</i>