

October 12, 2020

Re: 3-AB-2020  
St. Patrick Catholic Church  
K8262 (Key Code)

Below are the applicant responses to the City 1<sup>st</sup> Review letter dated April 15, 2020.

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The Planning & Development Services Division has completed review of the above referenced development application submitted on 3/20/2020. The following **1<sup>st</sup> Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

**Appraisal:**

1. The City's Asset Management Division has reviewed the provided appraisal and found it to be insufficient. The appraisal applies a 50% deduction to cover attorney, appraiser, market, shape, etc. to establish a less than fee value for raw land to calculate the estimate of value. This is contrary to the City's established guidelines for valuing right-of-way for abandonment purposes. As such, the original Raw Land Value in the report should be utilized to determine value: \$15.00 per square foot X 12,000 square feet = \$180,000. Please revise appraisal accordingly.

**Response:** See updated project narrative. Per discussions with City Staff, the agreed upon valuation amount is \$30,000.

**Engineering:**

2. The Water meter and service line to meter will need to be placed in a Water Service Easement from the main to the meter if the existing meter is not moved out of the right-of-way. Additionally, a drive aisle to service the existing meter will be required if the meter is not moved out of the right-of-way. Please clarify and update easement accordingly if leaving meter as is. Refer to Section 6-1.416 of the DSPM.

**Response:** See exhibits included with resubmittal.

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and

should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Project Narrative:

3. Please revise the "Consideration of Abandonment" section of the narrative to clarify what the abandonment area is intended to be used for, as this has bearing on the valuation of the abandonment area; or add a separate section to the narrative describing same. A final design for the area would also be helpful if its available.

**Response:** The project narrative has been updated to include \$30,000 as agreed upon with City Staff.

**Other:** See attached landscape plan and renderings.

The physical closure of Mercer Lane will be handled as follows:

Phase 1 -85<sup>th</sup> Street perimeter wall, landscaping, emergency access gate and code required improvements outside of campus.

Phase 2 - Dependent on Covid-19 financial impacts, all interior campus improvements will occur at a future date, to be determined.

Fire:

4. Please note: The Fire Department will require emergency access to 85<sup>th</sup> Place regardless of what the final site design looks like, which will require some type of gated Opticom access or equivalent. This will be a stipulation of AB approval.

**Response:** Acknowledged. Fire access will be provided.

Site Design:

5. Please update the parking calculations (as needed) if they are affected by this application to confirm they are still in compliance with Ordinance requirements.

**Response:** No parking data is being modified at this time.

Sincerely,

*Michele Hammond*

Michele Hammond  
Principal Planner  
Berry Riddell, LLC

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **3-AB-2020**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

**Digital submittals shall include one copy of each identified below.**

☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter

☒ One copy: Revised Narrative for Project

☒ Site Plan w/ parking calculations (if parking has changed):

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

☒ Other Supplemental Materials:

Revised Appraisal

Updated Water Services Easement (if necessary)