



Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

August 17, 2017

**REQUEST:** Minor Amendment and Revised Final Design Approval / First United Church of Jesus Christ Apostolic PUD #14 – ALDI Store

**RECOMMENDATION:** Approval

**STAFF:** Anthony Cataldo, AICP

**PETITIONER(S):** ALDI, Inc.

**OWNER:** ALDI, Inc.

#### **SITE/GENERAL AREA**

**Site Conditions:** The site is within the First United Church of Jesus Christ Apostolic PUD #14. It is currently zoned C-2 and contains an existing, operating ALDI store.

**General Area:** The site is located in the Ashburton Community with has a mix of residential and commercial properties. The site is also proximate to the West Cold Spring Metro Station and a major bus line.

#### **HISTORY**

- Ordinance #1008, established on October 27, 1975 designated a residential Planned Unit Development for the First United Church of Jesus Christ Apostolic PUD #14 to include elderly housing, a church and retail.
- Ordinance #301, established on May 21, 1981 created the West Coldspring Transit Station Urban Renewal Plan.
- Ordinance 97-187, established on October 15, 1997 amended ordinance 75-1008 to authorize the establishment, maintenance, and operation of a drive-in pharmacy.
- Ordinance 98-372, established December 21, 1998, amended the PUD to authorize the establishment, maintenance, and operation of a food/grocery store.
- On October 6, 2016 the Planning Commission approved the Revised Final Design for the Retail Center.

#### **CONFORMITY TO PLANS**

This project is consistent with the existing Planned Unit Development for the site.

#### **ANALYSIS**

This action is to approve the revised Final Design for the existing ALDI grocery store on the site. The store is proposing to remove the front wall, build an addition of approximately 18

feet, and construct a new front elevation. Interior improvements will also occur as part of this work. There is a slight reconfiguration of the accessible parking spaces within the existing parking lot to accommodate the building addition.

In advance of a hearing on this matter, staff notified the following groups: Dolfield Community Consolidated Trust, Ashburton Area Association, Dolfield Neighborhood Association, and Callaway-Garrison Improvement Association.

A handwritten signature in blue ink, appearing to read 'Thomas J. Stosur', is written over a vertical line that separates it from another signature to its right.

**Thomas J. Stosur**  
**Director**