
From: Michael Buck [michael@gubancspub.com]
Sent: Sunday, March 11, 2012 10:14 PM
To: McCaleb, Iris
Cc: Egner, Dennis
Subject: For Planning Commission: Amendments to Implement the BFR Refinement

Iris,

Please convey this short message to Planning Commission as it pertains to the second item on their March 12th agenda: Amendments derived from the Boones Ferry Road Refinement.

Planning Commissioners,

I have just read the Staff Report regarding background information on three of the Amendments and would ask your scrutiny over the recommendations that may tend to minimize the impacts which, depending on right-of-way acquisition, could have serious affects on property development unless some mitigating elements can be integrated into the Amendments.

Having been on our Boones Ferry property for over thirty-five years, I am quite cognizant that any loss of property size has impacts. We cannot now add a "broom closet" to our restaurant because according to Code, we do not have sufficient property for any more parking spaces. To lose close to 1000 square feet of property from the front by current estimation for the new, enlarged right-of-way does impact our parcel: both in loss of parking (and handicapped parking) and in landscaping. When the new construction takes place on Boones Ferry Road culminating in the acquisition, can that square footage amount for right-of-way be recorded on the deed of the property so it does not have future negative impact on development?

The Staff Report follows what the Refinement Study looked out: the frontage on Boones Ferry Road. What concerns me is the cumulative affect when all the Plan elements are affixed to a property: the connectivity and access points, the rear buffers, new sustainability measures, in addition to the loss in the front. All this directly impacts parking availability and in an indirect way, any hope for increased employment or building density.

Were we to rebuild Gubanc's on the current site, our structure for the same usage as today would actually have to be smaller and we could not conform to the new mandated heights or offer the square footage economically desirable according to the Plan.

So I ask you to closely examine if you could integrate into these Amendments some structures that offer relief from the right-of-way impacts that are not the same for every property but definitely could be quite onerous on some when redevelopment occurs.

Thank you,
Mike Buck