

CITY OF GIG HARBOR

RESOLUTION #348

WHEREAS, Applicants Thomas Bush and Howard Polen were granted site plan approval (SPR89-16) on March 12, 1990 to construct a 6,200 square foot medical/professional building on Stinson Avenue; and

WHEREAS, the applicants have requested a time extension to allow completion of the project and to revise the site plan to reorient the proposed building; and

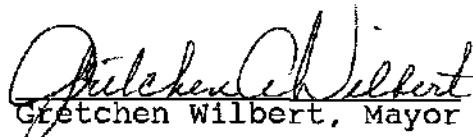
WHEREAS, the proposed revision is consistent with applicable sections of the zoning code; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR89-16 in his report dated February 16, 1990.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington as follows:

That the request for revision is granted and a time extension of two years is granted provided conditions of approval of Resolution #274 (SPR 89-16) remain valid including the architectural rendition approved by Council.

PASSED this 24th day of February, 1992.


Gretchen Wilbert, Mayor

ATTEST:



Mark E. Hoppen, City Administrator

Filed with City Clerk: 2/20/92
Passed by City Council: 2/24/92

History of Building Project Located on Stinson

venue

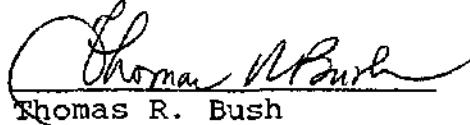
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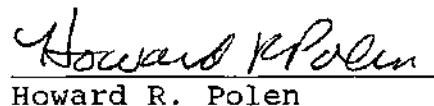
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1. Property was purchased and escrow closed March 3, 1990.
2. A two year time period was set by Gig Harbor City Council to start construction of the approved site plan, on or before March 1, 1992.
3. Partners in the project (the two doctor's) decided to split their practice, therefore delaying the project start. We had to buy out their share of the partnership which was completed June 1991.
4. Peninsula Light made the adjacent property available for purchase. This property solved the potential parking problem needs and the property was purchased and escrow closes February 20, 1992.
5. The only access to the back property was blocked by our approved site plan hence a building redesign was required and is now being submitted for your approval.
6. The new enlarged site plan reconfigures the building to a 32' x 144' rectangle along the south property line and allows access to and development of the additional property.
7. The two story building will have the first floor approx. 2 ft. below the level of Stinson Ave. A partial or full basement is anticipated to fit the existing topography and to provide fill for the parking area. This will be non-occupied storage or service use.
8. Some comparison features include:
 - a. Original design resulted in 70% site coverage.
New design is 40%.
 - b. Original design had 6256 sf footprint.
New design has 4608 sf.
 - c. Original design had no buffer/screening along north property line.
New design has 5 ft. buffer.
 - d. Original design had paved parking area between building and Stinson Ave.
New design has 30 ft. + landscaped area facing Stinson Ave.

Respectively Submitted


Thomas R. Bush

2/12/92
Date


Howard R. Polen

2/12/92
Date