



**City of Dallas
Planning Commission
Council Chambers - City Hall
February 27, 2018- 7:00 p.m.**

DRAFT

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:00 p.m.

3 **ROLL CALL**

4 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Andy Groh,
5 David Shein, Tory Banford,

6 Absent: Robert Wilson

7 Staff present: City Attorney Lane Shetterly, Planning Director Scott Whyte,
8 Planner Chase Ballew, Recording Secretary Margie Pearce.

9 **SWEARING IN OF COMMISSIONERS**

10 Commissioners Kowash and Banford were sworn in.

11 **APPROVAL OF MINUTES**

12 President Chuck Lerwick presented the minutes of the regular meeting of November 14, 2017.
13 Commissioner David Shein made a motion to approve the minutes as presented and
14 Commissioner Chris Castelli seconded the motion. The motion passed unanimously.

15 **PUBLIC COMMENT**

16 President Lerwick explained the rules for making public comment.

17 There were no public comments.

18

19 **PUBLIC HEARING**

20 **SDR 18-01** Grocery Outlet Site Design Review with Adjustment for the property in
21 the 200 block of W Ellendale Avenue, (west of Taco Bell, taxlots 7.5.29DD #7300 &
22 #7400,) to allow an 18,000sf Grocery Outlet store in the CG - Commercial General zone.
23 **APPLICANT:** Darren Dickerhoff, Dickerhoof Properties

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25 President Lerwick opened the Public Hearing at 7:05 pm. After explaining the hearing
26 guidelines, he asked if there were any commissioners who needed to declare any exparte contact,
27 site visit, or conflict of interest. There were none

28
29 **STAFF REPORT:**

30 City Planner Mr. Chase Ballew presented the staff report concluding that the applicant has
31 satisfied the applicable land use criteria and recommended approval with 14 conditions.

32 **APPLICANT PRSENTATION**

33 Mr. Darren Dickerhoff, Dickerhoof Properties, P.O. Box 1583, Corvallis, OR, addressed some of
34 the Commissioner's concerns regarding parking, lighting, windows on the south and east façade.
35 He stated that he and the Grocery Outlet corporation were willing to work with the City and
36 neighborhood on these issues.

37 Mr. Marc Drasin, Grocery Outlet Corporation, 5650 Hollis St, Emeryville, CA, gave some
38 background about Grocery Outlet including that it will be owned and operated by a local couple.
39 He stated that they would employ 25-35 FT/PT employees and if the SDR was approved, they
40 hoped to be opening in about six (6) months.

41 **PERSONS SPEAKING FOR OR AGAINST**

42 Patty Irving, 176 NW Lange St, Dallas, spoke for her brother Paul Zastrow who actually owns
43 the property west of the site. Her issues were:

- 44 • Traffic on W. Ellendale, SW Levens and NW Lange is already a nightmare and how was
45 the city going to mitigate the extra traffic.
- 46 • The corner where the loading dock and dumpster would be will create smells, sounds,
47 rodents and people that will affect her livability.
- 48 • The proposed building site is on an old mill log pond and what issues that will create in
49 terms of unsolid ground.
- 50 • Lack of adequate notice of meetings.

51
52 Ron Lockwood, 360 W. Ellendale Ave #38, Dallas, expressed that he had no concerns about the
53 parking, and shared with the committee and idea regarding shopping carts and how to keep them
54 within the parking lot.

55 Mark Lowen, 519 Clarmount St. NW, Salem, OR, Dallas Retirement Village Board Member,
56 said the Board and residents are happy to have Grocery Outlet coming to town. He also said that
57 the Village is glad to work with the applicants on the issues.

58

59 REBUTTAL

60 Mr. Dickerhoof replied to Ms. Irvings issues,

61 • The traffic analysis agreed with Ms. Irvings assessment of W. Ellendale, yet stated that
62 Grocery Outlet would not significantly add to the congestion

63 • Grocery Outlet has a stringent rodent eradication process already in place, only two (2)
64 big semi-truck per week deliver and the rest are small box trucks and possibly a fence
65 could be placed around the dumpster.

66 • He will investigate the land issues.

67 • Agreed notices for neighborhood meeting may not have allowed enough time for
68 participants, but that a neighborhood meeting was a courtesy, and not a legal requirement.

69 COMMISSIONER QUESTIONS

70 After clarifying questions President Lerwick closed the hearing at 8:59 pm.

71 DISCUSSION BY COMMISSION

72 There was a discussion regarding the windows on the South façade and lack of windows on the
73 East façade.

74 Commissioner Tory Banford motioned to make windows in the East façade a condition of
75 approval. Commissioner Shein seconded the motion. The vote was three (3) to three (3), without
76 a majority the vote failed.

77 Commissioner Shein motioned to approve the SDR 18-01 with amended conditions.
78 Commissioner Groh seconded the motion and it was approved unanimously.

79 **RECOMMENDATION:**

80 Staff recommends approval of SDR 18-01 with the following **conditions**. *Note: Compliance with*
81 *other City codes and requirements, though not applicable land use criteria, may be required prior to*
82 *issuance of building permits.*

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84 1. The project shall be constructed in accordance with the general criteria, plans and
85 specifications, documents, and all other information presented to/or modified by the Planning
86 Commission.

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88 2. In accordance with DDC.4.2.080.B, approval shall be effective for one (1) year from the date
89 of written approval. The approval shall lapse if: 1) A public improvement plan or building

90 permit application has not been submitted within one (1) year of written approval; or 2)
91 Construction on the site is in violation of the approved plan.
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93 3. No grading or utility work on the site shall commence until all permits and approvals have been
94 secured from the Engineering and Building Departments, except for work allowed under
95 separate permits.
96

97 4. The windows along the front elevation shall be transparent, providing views either into the
98 store or a window display area, and signs placed in the windows shall comply with
99 DDC.3.6.070.C.3 – Window Signs.
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101 5. Prior to building permit approval, the Applicant shall provide ~~applicant provide~~ a detail plan of
102 the proposed civic space, including cost estimates demonstrating pedestrian amenities equaling
103 0.5% of the overall estimated construction value for the project. If needed, applicant shall add
104 amenities to meet this standard. (amended)
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106 *Prior to building permit approval, the Applicant shall provide a detail plan of the proposed civic*
107 *space, including cost estimates demonstrating pedestrian amenities equaling 0.5% of the overall*
108 *estimated construction value for the project. The detail plan shall demonstrate compliance with*
109 *civic space and pedestrian amenities as identified in DDC.2.3.090. If needed, applicant shall add*
110 *amenities to meet this standard.*
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112 6. Prior to building permit approval, the Applicant shall provide a site photometric associated
113 with onsite lighting as proposed. Foot candle levels are to be shown, and at residential
114 boundaries shall be reduced to no more than 0.5 foot candles. Site lighting shall be directed
115 downward onto the site and not spill over onto the adjacent properties. (amended)
116

117 *Prior to building permit approval, the Applicant shall provide a site photometric associated with*
118 *onsite lighting as proposed. Foot candle levels are to be shown, and at residential boundaries shall*
119 *be reduced to no more than 0.5 foot candles. Site lighting shall be directed downward onto the site*
120 *and not spill over onto the adjacent properties. The pedestrian pathway along the east building*
121 *elevation shall be illuminated at night.*
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123 7. Prior to final occupancy, the Applicant shall record a public pedestrian easement along the
124 pedestrian walkways through the site as shown on the approved plan, thereby providing
125 connection from the Dallas Retirement Village to W. Ellendale Avenue. The easement shall be
126 consistent with the as-built location of the walkways, and shall benefit the City of Dallas.
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128 8. Applicant shall record a public pedestrian easement along the Ellendale street frontage
129 encompassing the public sidewalk and the attached pedestrian plaza. To accommodate future
130 public transportation services, such easement should specifically describe a transit shelter and
131 passenger waiting area as acceptable uses.
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133 9. Prior to final occupancy, the Applicant shall record a future improvement, non-remonstrance
134 and right-of-way dedication agreement for future street widening of W. Ellendale Avenue. The
135 public sidewalk along Ellendale on the private property shall be located behind a landscaping
136 strip of sufficient size to accommodate future street widening. In the event where the street is
137 widened, the applicant is to acknowledge potential improvements that may be different from
138 the approved plans. (amended)

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Prior to final occupancy, the Applicant shall record a future improvement, non-remonstrance and right-of-way dedication agreement for future street widening of W. Ellendale Avenue to the city arterial standard. The public sidewalk along Ellendale on the private property shall be located behind a landscaping strip of sufficient size to accommodate future street widening. In the event where the street is widened, the applicant is to acknowledge potential improvements that may be different from the approved plans.

10. All signs on site shall comply with DDC Chapter 3.6 – Signs, and the applicant shall apply for a sign permit in accordance with code requirements.
11. The Applicant shall maintain the site to ensure continuous compliance with applicable Building and Fire Code requirements.
12. The Applicant shall construct the site landscaping in accordance with the approved landscape plan submitted with the Site Design Review application. Any changes to the approved landscape plan shall be reviewed and approved by City staff prior to installation. The row of arborvitae planed along the western boundary shall be maintained and require planning commission approval if modified. (amended)

The Applicant shall construct the site landscaping in accordance with the approved landscape plan submitted to the Planning Commission, as Appendix C. Any changes to the approved landscape plan shall be reviewed and approved by City staff prior to installation. The row of arborvitae planed along the western boundary shall be maintained and require planning commission approval if modified.

13. As a condition of building parking in excess of the code maximum, the applicant is to record a reciprocal parking agreement allowing joint use of the excess parking created through this development, if such is not already covered by existing agreements. The agreement is to be reviewed by the City Attorney prior to the issuance of a building permit. The agreement is not to stipulate any expiration period and shall last for perpetuity.
14. Prior to final occupancy, the applicant shall obtain permits from the Dallas Public Works Department to remove the existing non-conforming driveway apron on W. Ellendale Avenue and restore the public sidewalk system.

OTHER BUSINESS

ELECTION OF OFFICERS: Commissioner Andy Groh motioned to keep President Lerwick and Vice-President Shein as officers and Commissioner Kowash seconded the motion. The motion passed unanimously.

180 **COMMISSIONER COMMENTS**

181 Commissioner Castelli asked when the committee would finish the code amendment changes
182 that were started late 2017. Planning Director Scott Whyte replied that next meeting he would be
183 bringing new code amendments regarding the Historic Preservation Code to the committee and
184 the other amendments will be addressed once he had a chance to review what had already been
185 done.

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187 **STAFF COMMENTS**

188 There were none.

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191 **The meeting adjourned at 9:30 p.m.**

APPROVED:

President

Date