

Grandview Apple Builders – Ironwood Place
Neighborhood Meeting Summary

The Neighborhood Meeting was scheduled for February 15, 2022 at 5:30 pm.

The City held the Neighborhood Meeting via Zoom. Staff had a PowerPoint presentation for the meeting, in order to share site details with interested citizens.

The Neighborhood Meeting was attended by the following people:

City Planning Manager: Amy Rusko

Applicant's Representative: Randy Devoir

Citizen: Chuck McKinney

Citizen: John Donahue

The following items were discussed at the Neighborhood Meeting:

- Traffic and Intersection Improvements
- Access to the site
- Tract A-32 (Brierwood Loop) and the ownership of this tract
- History of the Property
- The zoning and allowed uses on the property
- The proposed buildings, heights, and location on the property
- General site plan layout

These items were generally discussed in a relaxed atmosphere. At the time of the neighborhood meeting the city had just discovered that Tract A-32 (shown as Brierwood Loop on the original plans) was not public right-of-way and was owned by Gleneagle HOA. There was discussion about the site being re-designed and how this would impact the project.

Grandview North's Apple Builders
Mixed-Use Project

Neighborhood Meeting

February 15, 2022



66TH AVE NE

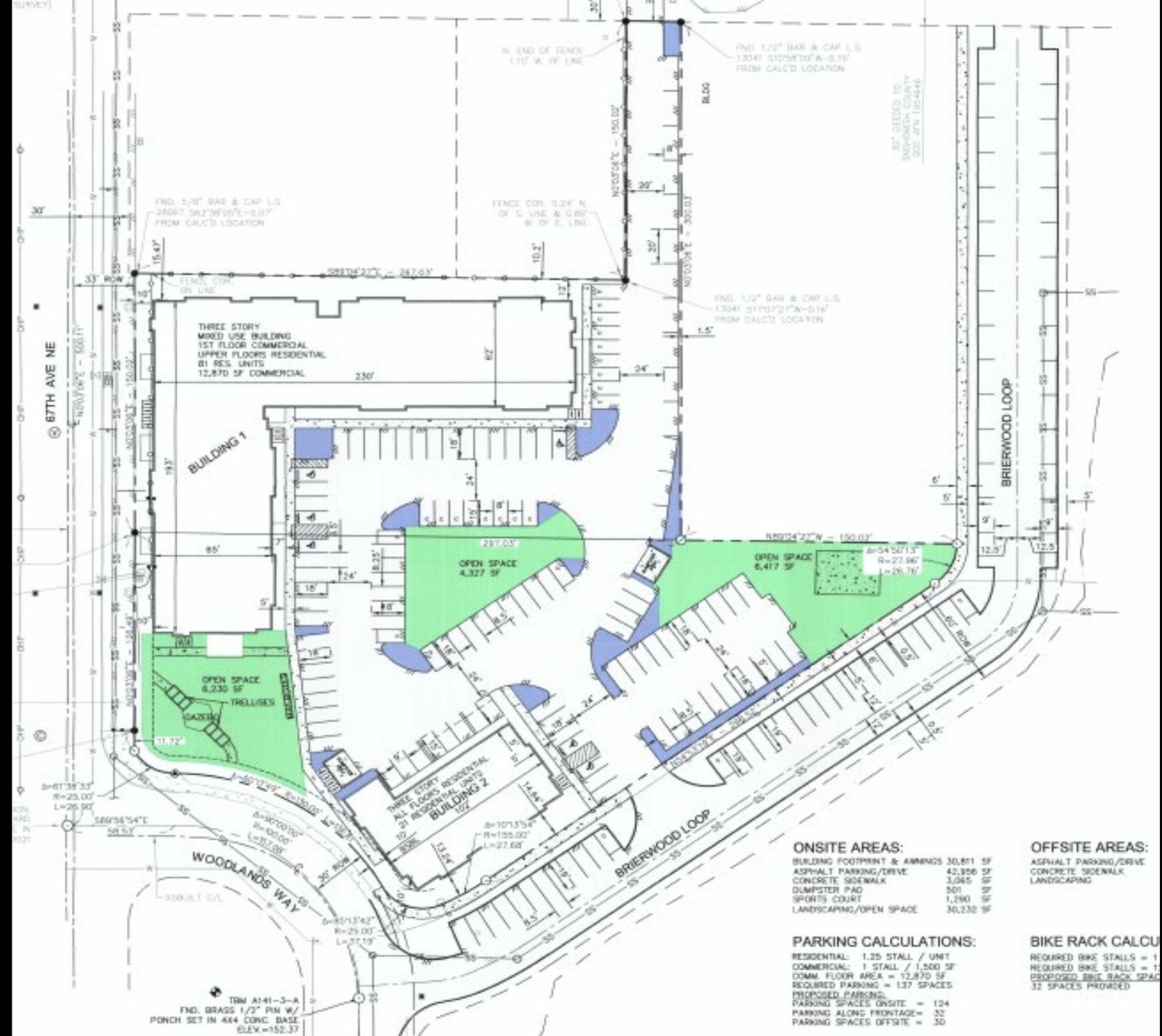
188TH ST NE

67TH AVE NE

WOODLANDS WAY

SILVER

Site Plan



ONSITE AREAS:

BUILDING FOOTPRINT & AWNINGS	30,811 SF
ASPHALT PARKING/DRIVE	42,956 SF
CONCRETE SIDEWALK	3,045 SF
DUMPSTER PAD	501 SF
SPORTS COURT	1,290 SF
LANDSCAPING/OPEN SPACE	36,232 SF

PARKING CALCULATIONS:

RESIDENTIAL	1.25 STALL / UNIT
COMMERCIAL	1 STALL / 1,500 SF
COMM. FLOOR AREA = 12,870 SF	
REQUIRED PARKING = 137 SPACES	
PROPOSED PARKING:	
PARKING SPACES ONSITE	= 124
PARKING ALONG FRONTAGE	= 32
PARKING SPACES OFFSITE	= 30

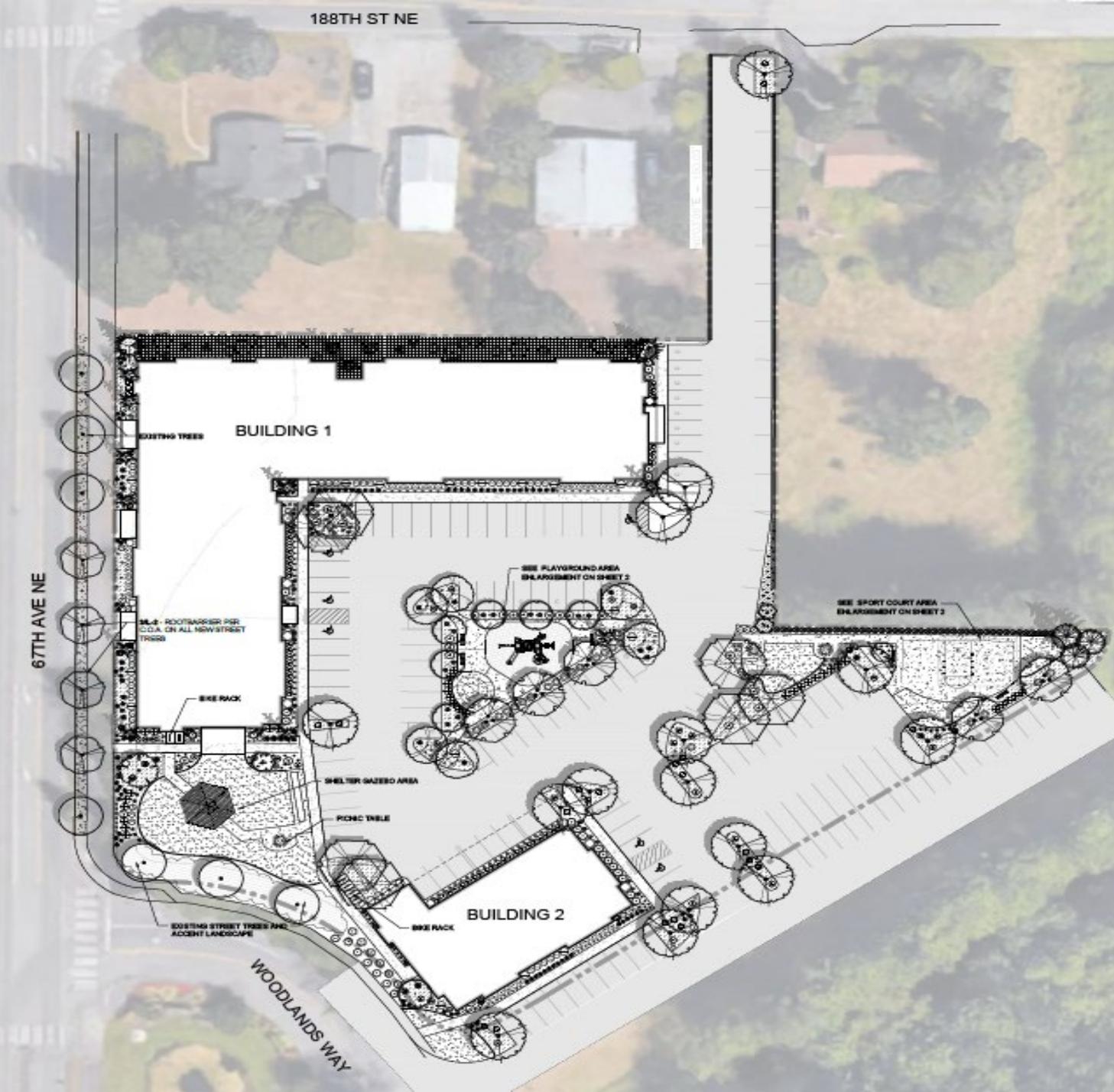
OFFSITE AREAS:

ASPHALT PARKING/DRIVE	
CONCRETE SIDEWALK	
LANDSCAPING	

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1
REQUIRED BIKE STALLS = 1
PROPOSED BIKE RACK SPACES = 32
32 SPACES PROVIDED

Landscape Plan





Elevations



Elevations