

AGENDA
Design Review Committee
December 9, 2020 – REGULAR MEETING

5:30 PM

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

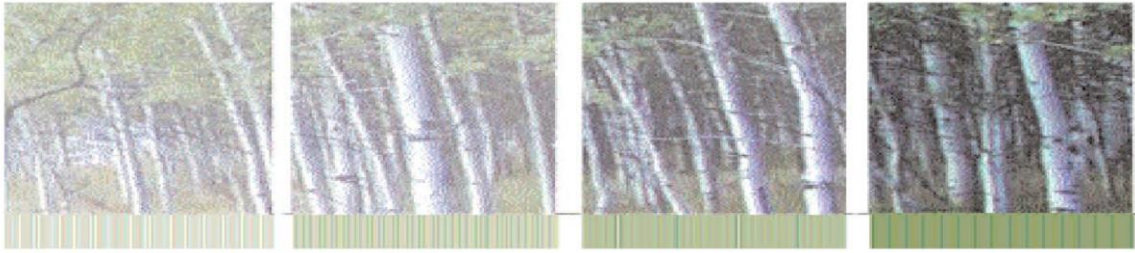
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. Log into the DRC Meeting

I Link to join

. webinar: <https://us02web.zoom.us/j/87528249924?pwd=Nkl0bERjeDhwcVdxcnJ0ekxXeTFwUT09>

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. **P20-207 510 US Highway 89:** Target seeks to make exterior changes to the old K-Mark building.
 - II. **P20-223 1675 Berger Lane:** Applicant seeks review of exterior materials for two industrial buildings.
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: December 9, 2020

Item Number: P20-207

Applicant: Zack Zartak for Target

Address: 510 S. Highway 89

Recommendations: Conceptual Review -- recommendations

Project Summary: The applicant is requesting final review of proposed exterior changes to the former K-Mart building, as well as review of some site plan and truck circulation changes. The applicant presented conceptual plans to the DRC on November 12, 2020, and received generally positive feedback from the DRC about the proposed changes. The plans presented for final review are very similar to the conceptual plans provided last month.

The primary proposed changes to the 70,000sf building include the following:

- Removal of the porte cochere;
- Removal of the two clock tower features on the NW and SW angled corners (adding landscaping in same area);
- Addition of extensive windows on both the NW and SW angled corners;
- Addition of new materials to the west façade (main facade), including new dark brown wood siding and natural stone near the entrance; and
- Modified covered walkway (shorter than current one).

In addition, the applicant is proposing to add a drive-up/pick-up service (with signage) and possibly modify some of the landscape islands to better circulate large delivery trucks through the site. The delivery truck route itself has been modified so that the trucks will now drive along the front of the building and use the middle exit rather than the west exit onto Maple Way.

The original K-Mart building and entire plaza was approved in 1991 as a Conditional Use Permit. That CUP included 21 conditions of approval that are still valid and applicable. Relevant to the DRC's review are the following conditions (summarized)

- Condition #18 (all buildings in the plaza must be "architecturally compatible");

- Condition #21 (K-Mart building cannot be rectangular or square);
- Condition #15 (height of freestanding sign is 8 feet. Also, as a clarification, the K-Mart building get a total of 150 sf of overall signage that includes any sign area on the monument sign);
- Condition #16 (wood signs required and not internally lit);
- Condition #20 (allows sign on K-Mart on west elevation only);

The condition that requires “architectural consistency” between all the buildings in the plaza is the most critical for the DRC to consider. The key is to find an appropriate way to “update” the building while making sure that it still blends well with the existing character of the buildings in the plaza.

Design Guidelines Vision Statement:

“The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership.”

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings’ function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.

- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

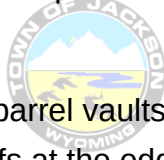
- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.

- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of 5 feet.
- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.



D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
 - ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
 - ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.

- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.





PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Target
Physical Address: 510 US 89, Jackson, WY
Lot, Subdivision: Map No. 00673 Lot 1 PIDN: 22-41-16-32-4-10-001

PROPERTY OWNER.

Name: Jackson Shopping Village LLLP - Judd Abrams, Esq. Phone: (818) 880-1800
Mailing Address: 26135 Mureau Road, Suite 200, Calabasas, CA ZIP: 91302
E-mail: jabrams@mallc.com

APPLICANT/AGENT.

Name: Zack Kartak Phone: (612) 761-1664
Mailing Address: 1000 Nicollet Mall, TPN-12H, Minneapolis, MN ZIP: 55403
E-mail: zack.kartak@target.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

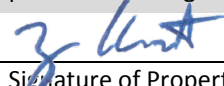
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent
Zack Kartak

Name Printed

11/30/2020

Date
Sr. Development Mgr.

Title

LETTER OF AUTHORIZATION

Jackson Shopping Village LLLP

, "Owner" whose address is: _____

26135 Mureau Road Suite 200 Calabasas, CA 91302

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jackson Shopping Village LLLP

, as the owner of property

more specifically legally described as: 500-530 So. US Hwy. 89 Jackson, WY 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES Target Corporation

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Jackson Shopping Village LLLP
Judd Abrams

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *GENERAL PARTNER*

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF *California*

)

)SS.

COUNTY OF *Los Angeles*

)

The foregoing instrument was acknowledged before me by *JUDD ABRAMS* this *2* day of *November*, 2020.

WITNESS my hand and official seal.

Kelly J. Sullivan

(Seal)

(Notary Public)

My commission expires: *June 18, 2020*



The notary commission extended pursuant to executive order N-63-20.

MEMORANDUM

To: Town of Jackson Planning and Building Department

From: Zack Kartak, Target

Date: November 2, 2020

Subject: Preapplication Conference Request - 510 US 89, Jackson, WY

A Preapplication Conference is requested for the proposed façade and tenant improvements of the existing building located at 510 US 89. Please see below for Narrative Project Description and a list of project-specific questions

Narrative Project Description

Existing property conditions (buildings, uses, natural resources, etc):

Existing buildings consist of small retail shops and the major anchor retail tenant building at the east end of the site. The buildings have medium brown wood siding with dark brown trim. Buildings also have partial covered arcade walkways, gable roof elements, and intermittent vertical elements to break up the horizontal parapets.

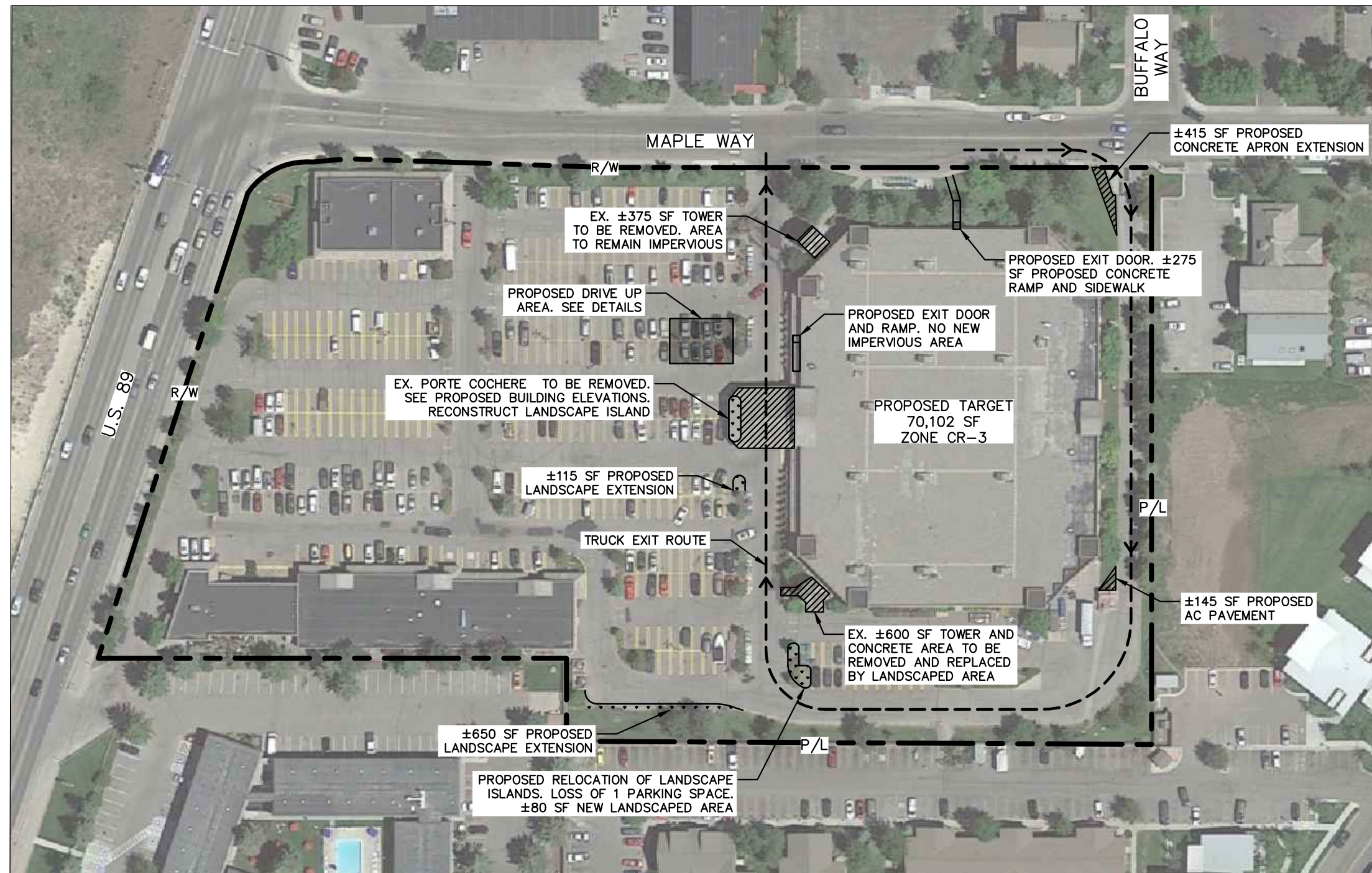
Character and magnitude of proposed physical development or use:

The new retail tenant proposes to update and refresh the character of the major retail tenant building while still relating to the existing outbuildings. The majority of exterior wall material will be replaced with new brown wood siding to complement the existing buildings. The proposed design also includes a covered pedestrian arcade to tie into the other buildings but is constructed in a more modern western timber vocabulary. Corner angled walls currently have no glazing, and tenant proposes to open up the two front angled corners by providing large expanses of glass and modern western timber frames. At the entry, the current dark and heavy porte cochere element is proposed to be removed to open up visibility to the entry. Entry to be clad in natural stone to introduce more natural materials into the center. Corner elements as well as the main entry are proposed to extend beyond the main parapet in order to maintain the vertical breaks in the façade that are currently part of the center. Existing current corner clock tower elements are proposed to be removed and replaced with newly landscaped areas.

Project-Specific Coordination

1. **Façade Improvements:** Building elevations are included in the submittal package for review and input by Planning and Design Review Committee.
2. **Drive Up:** A Drive Up service is proposed that will allow customers to shop online and have merchandise delivered to their car. The scope of work consists of converting 12 parking stalls to 8 Drive Up stalls with two (2) walkway aisles for deliveries and one 12' solar powered beacon sign. See striping and signage templates included in this submittal for reference. Town to advise if the proposed use is allowed and what reviews and/or approvals are necessary for the proposed restriping and signage.
3. **Window Signage:** Town Planning to clarify how far back interior signage must be placed to not be considered a Window sign.
4. **Truck Route:** There is currently signage onsite identifying the existing truck movements. An alternate route may be proposed and/or sitework improvements may be required to allow for flexibility in truck sizes. Target and its consultants would like to work with the Town in identifying the proposed truck route and potential changes to parking and landscaping.

K:\SND_LDEV\TARGET\Target Flex Format\3409 Jackson Hole_WY\Design\Truck Turn Exhibit.dwg 11-19-20-7:10 PM



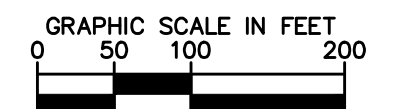
LEGEND

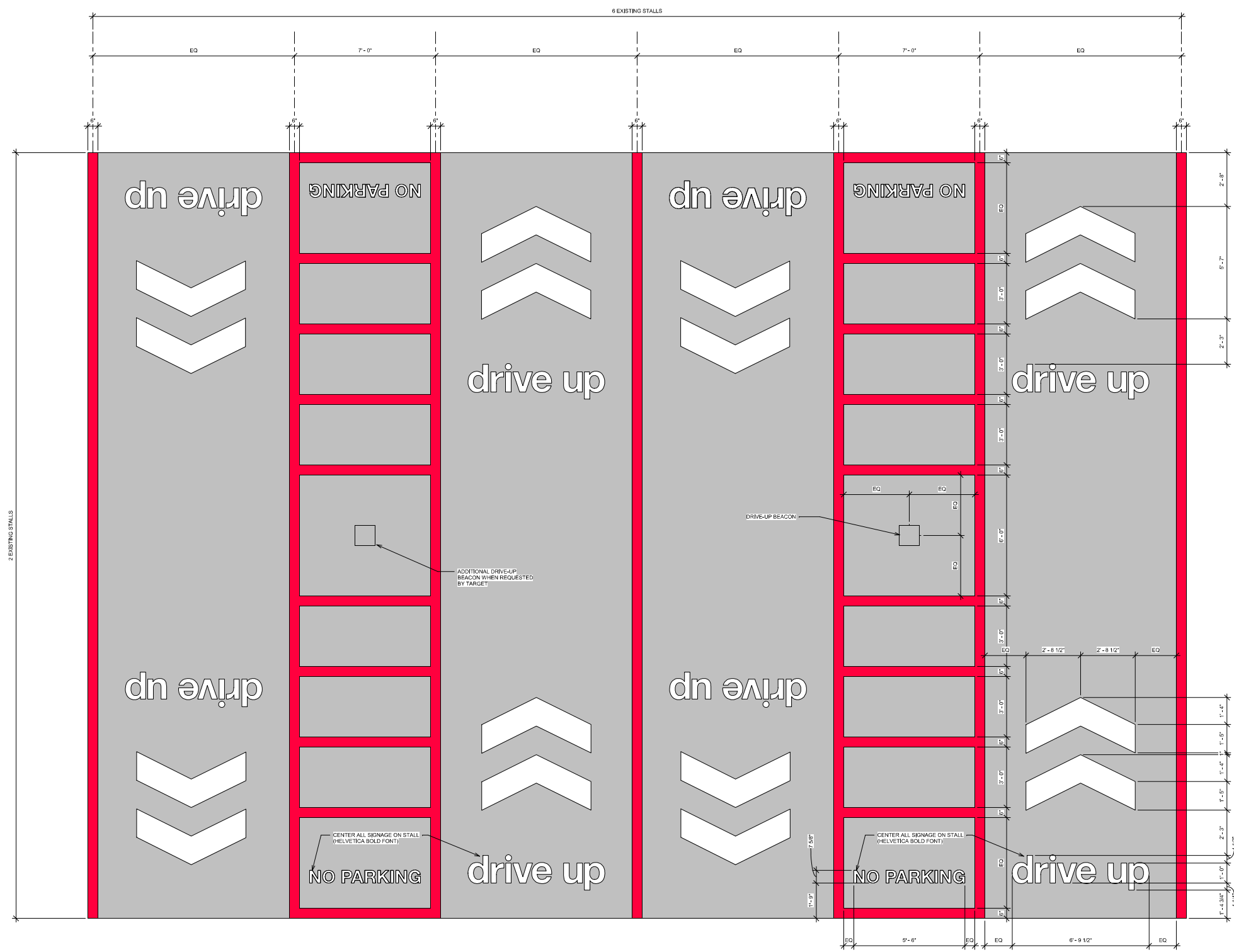
PROPERTY LINE

EX. FEATURE TO BE REMOVED

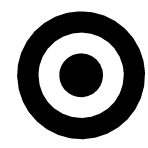
PROPOSED TRUCK ROUTE

NOTE: ALL AREAS SHOWN WERE IDENTIFIED BY AERIAL IMAGERY. SURVEY REQUIRED TO VALIDATE.





① 12 STANDARD
1/2" = 1'-0"



TARGET®
1000 NICOLLET MALL
MINNEAPOLIS, MN 55403

ORDER PICKUP

12 STANDARD

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A81N

Scale 1/2" = 1'-0"

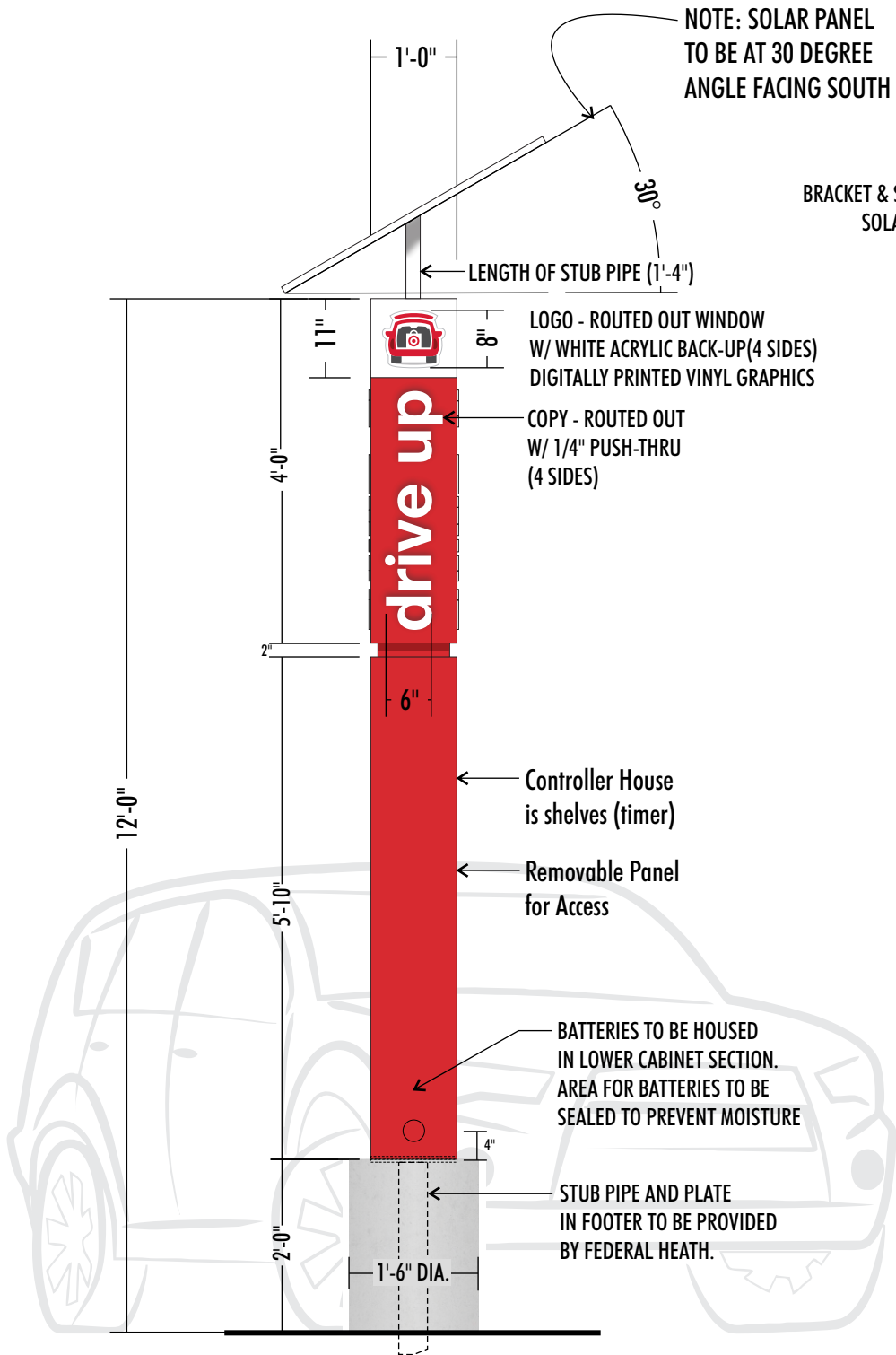
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NOTE:

-FOR SOUTHERN SOLAR ZONES SIGNS TO HAVE 70 WATT SOLAR PANEL (DIMENSIONS 2'3" X 2'6").

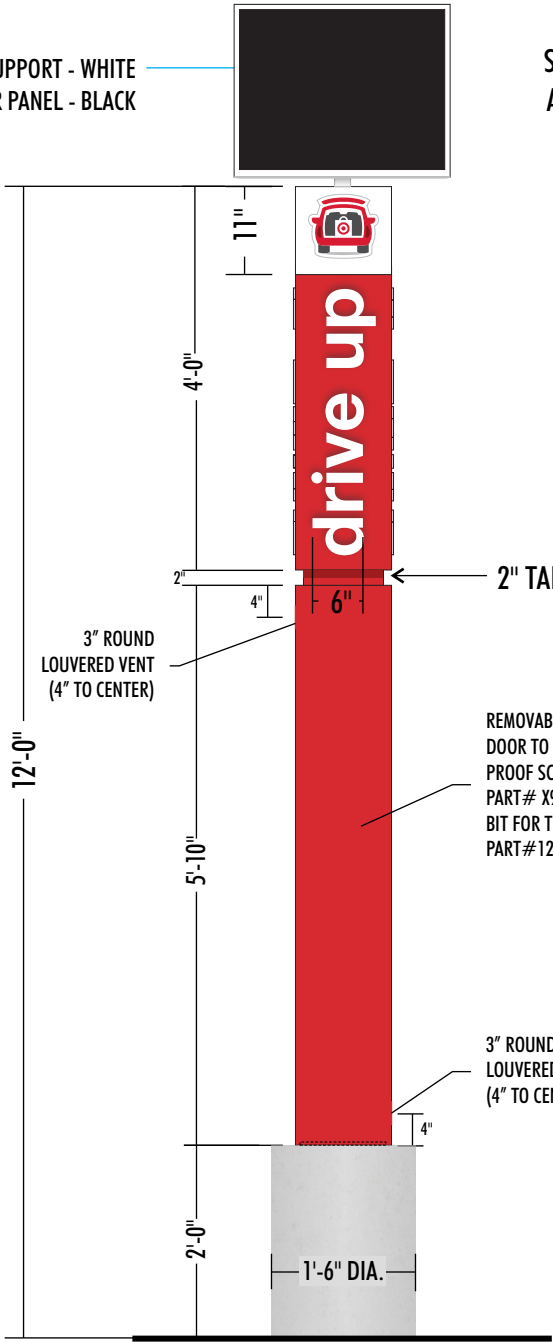
-FOR NORTHERN SOLAR ZONES SIGNS TO HAVE 100 WATT SOLAR PANEL (DIMENSIONS 2'3" X 3'6").

MATERIAL FINISH COLORS			
 Target Red II R139422 AKZO (FULL GLOSS)	 AKZO 100% WHITE (FULL GLOSS)	 7328 WHITE Acrylic	 CLEAR Acrylic W/ DIFFUSER
Cabinets	Header/Supports	Logo Face	Push-Thru Copy



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/4" = 1'-0"



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/4" = 1'-0"

DESCRIPTION OF WORK

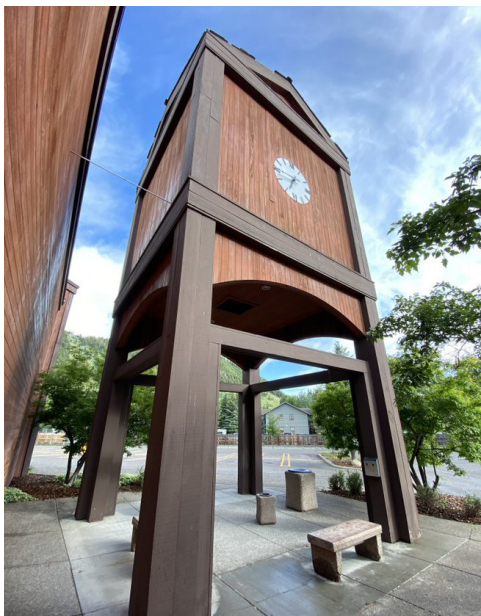
MANUFACTURE AND INSTALL BEACON SIGN AS SHOWN AND NOTED .125" ALUM SKIN & FRAME . COPY TO BE ROUT-OUT WITH 1/4" PUSH THRU. PUSH THRU IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ FIRST SURFACE WHITE VINYL AND DIFFUSER 2ND SURFACE. TOP (LOGO) IS 7328 WHITE ACRYLIC VINYL GRAPHICS FIRST SURFACE. SERVICE DOORS AS REQUIRED. ALL FASTENERS TO BE COUNTER-SUNK SCREWS. FACES AND POLE COVER TO BE PAINTED RED (SEE CHART) WHITE LED ILLUMINATION WITH SOLAR PANELS. BATTERIES SELF CONTAINED AS NOTED.



12'(FT) DRIVE-UP BEACON w/ SOLAR PANEL









FRONT VIEW



TARGET - JACKSON, WYOMING
PROPOSED BUILDING EXTERIOR DESIGN

30 NOVEMBER 2020



FRONT VIEW



TARGET - JACKSON, WYOMING
PROPOSED BUILDING EXTERIOR DESIGN

30 NOVEMBER 2020



FRONT VIEW



TARGET - JACKSON, WYOMING
PROPOSED BUILDING EXTERIOR DESIGN

30 NOVEMBER 2020



FRONT VIEW



TARGET - JACKSON, WYOMING
PROPOSED BUILDING EXTERIOR DESIGN

30 NOVEMBER 2020



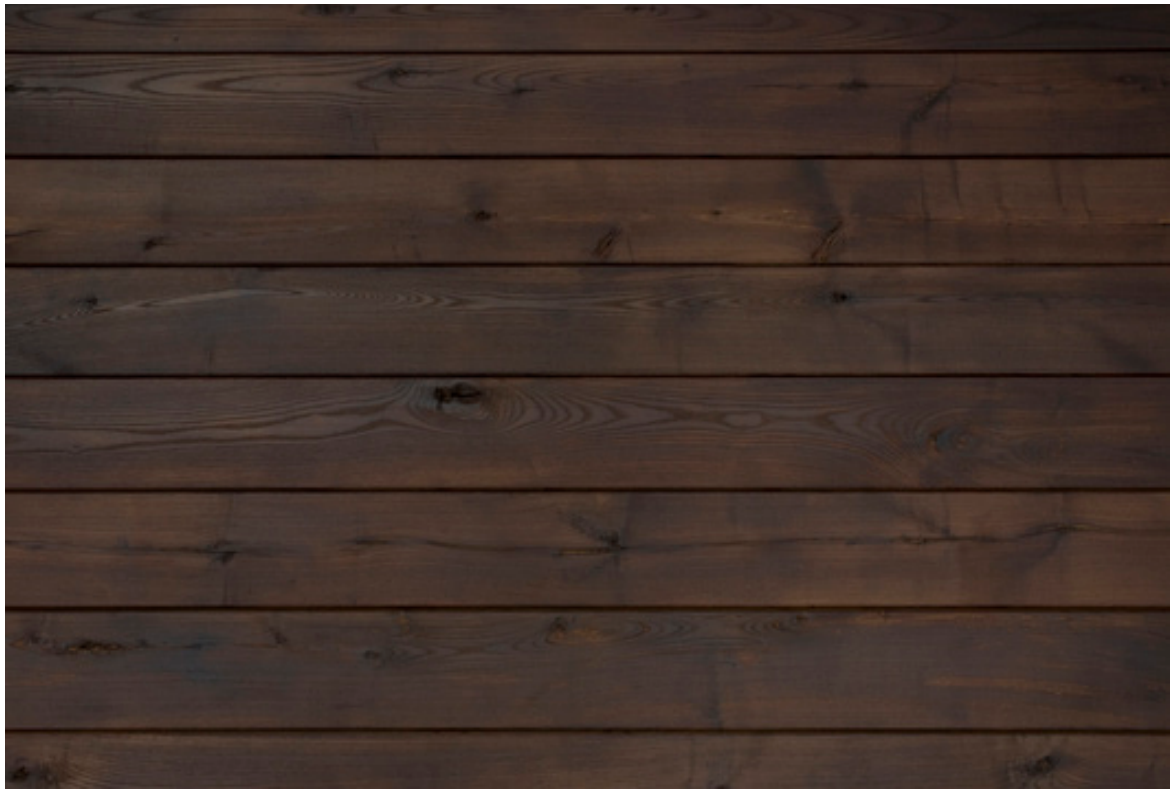
CLEAR STAINED TIMBER



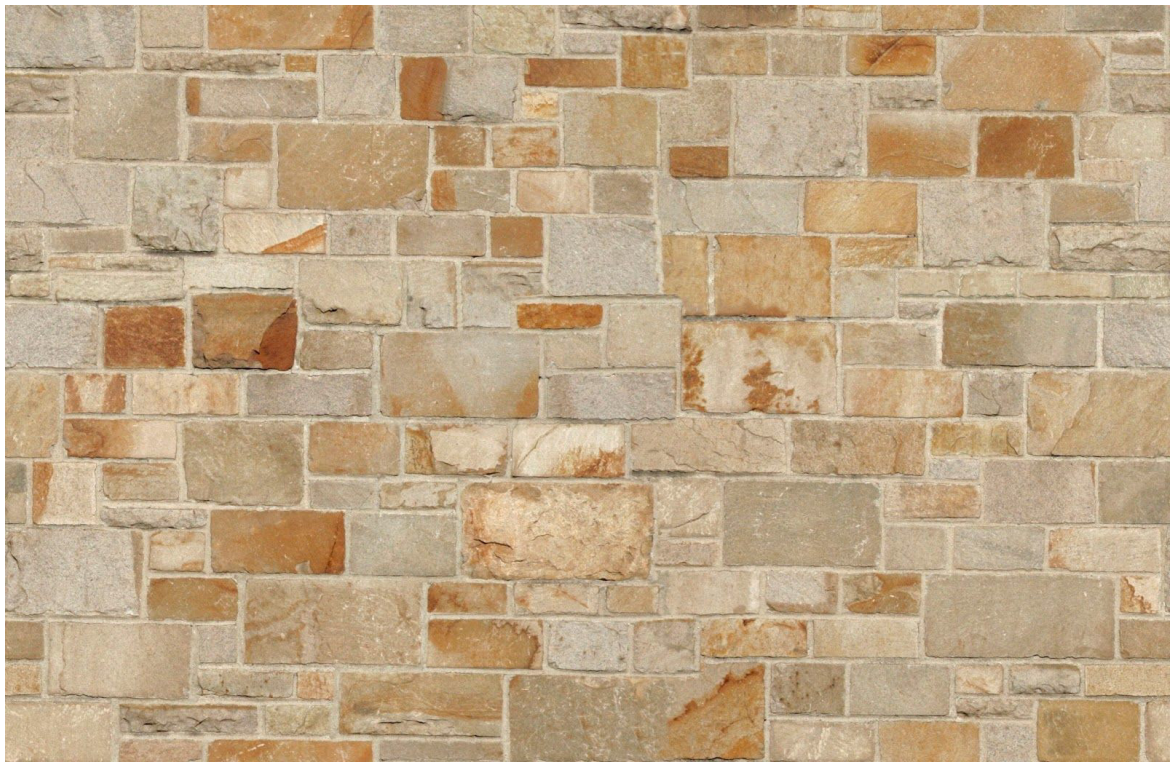
**BLACKENED STEEL
CONNECTORS AND ACCENTS**



**BENJAMIN MOORE RIVER
REFLECTIONS PAINT**

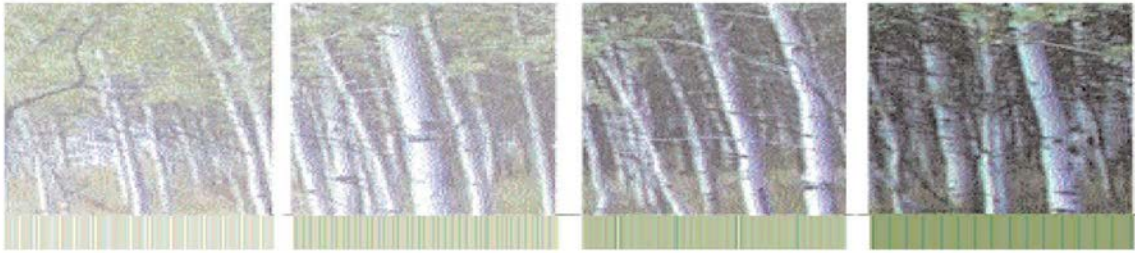


**BROWN STAINED WOOD
SIDING**



NATURAL STONE





Town of Jackson Design Guidelines Checklist

Meeting Date: December 9, 2020

Item Number: P20-223

Applicant: Scott Zabriskie

Address: 1675 Berger Lane

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: All development projects in the Business Park (BP) zone limit DRC review to exterior materials only (Sec. 2.3.10.B.3).

Exterior materials for the two industrial buildings are medium gray corrugated metal with charcoal gray metal doors, trim and roof. The affordable housing building will have vertical weathered gray barn-wood siding as the primary material, with smaller accents of charcoal gray sheet metal siding, charcoal gray steel decking, charcoal gray metal fascia and charcoal gray shingle roof.

Overall, the applicant is proposing to construct two detached buildings in two phases for a total of 24,753 sf of nonresidential floor area plus the 2,668 sf affordable housing structure. In the BP zone, the LDRs require Sketch Plan review for nonresidential development larger than 15,000 sf. Although no use permits have been applied for, the applicant's intent is to utilize the site primarily for light industrial uses.

As shown on the site plan, Phase I construction would commence in the spring of 2023 and include a new 11,993 sf single-story building adjacent to Gregory Lane. The building will have 6 tenant spaces each with a mezzanine and a large garage bay door. The existing 12,096 sf building will remain during Phase 1. In addition, Phase I will include a 2,668 sf housing consisting of 3 affordable deed-restricted rental units which will mitigate for the commercial in Phase I and Phase II.

Phase II construction would commence in the spring of 2025 and would include the removal of the existing 12,096 sf building on the east side of the site and the construction of a new 12,760 sf single-story building. This building would have 8 tenant spaces, each with a large garage bay door but no mezzanine. Vehicular access is proposed off of both adjacent streets with a two-way access from Berger Lane and a one-way exit onto Gregory Lane. Once completed, the site will have 35 surface parking spaces along with parking within each of the 14 tenant spaces.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines, specifically those in the Business Park (BP) zoning district:

Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

1) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.



A0.1	COVER SHEET
<u>CIVIL SITE DRAWINGS</u>	
C1.0	EXISTING SITE PLAN
C2.0	PHASE 1 PARKING PLAN
C2.1	PHASE 2 PARKING PLAN
C3.0	PHASE 1 UTILITY CONCEPT
C3.1	PHASE 2 UTILITY CONCEPT
C3.2	PHASE 1 STORMWATER MANAGEMENT PLAN
C3.3	PHASE 2 STORMWATER MANAGEMENT PLAN

LP1.0	EXISTING TREES
LP1.1	LANDSCAPE PLAN PHASE 1
LP1.2	LANDSCAPE PLAN PHASE 2
LP5.0	LANDSCAPE DETAILS AND NOTES
LP5.1	LANDSCAPE PLANT UNITS

A2.0	PHASE 1 WEST LEASE SPACE PLANS
A2.1	PHASE 1 HOUSING PLANS
A2.2	PHASE 2 EAST LEASE SPACE PLANS
A3.1	PHASE 1 LEASE BLDG ELEVATIONS
A3.2	PHASE 1 LEASE BLDG ELEVATIONS
A3.3	PHASE 1 HOUSING UNITS ELEVATIONS
A3.4	PHASE 2 LEASE BLDG ELEVATIONS
A3.5	PHASE 2 LEASE BLDG ELEVATIONS

PROJECT INFORMATION
 Lot 4 of M-B Subdivision,
 Town of Jackson, 1675 Berger Road
 PIDN: 22-40-16-06-1-02-003
 Lot Size: 1.386 Acres (60,374 sf)
 Zoning: Business Park
 Existing Building: 1 story, 12,096 sf
 Existing Use: Light Industrial

GENERAL NOTE:
COMMERCIAL BUILDINGS TO HAVE FIRE SPRINKLER
PROTECTION PER NFPA REQUIREMENTS

REQUIREMENT	PROPOSED
LSR (min) .15 x (60,374sf) = 9,082.3sf	Phase 1 (13,485sf) Phase 2 (12,889sf)
Setbacks = Street 20', Side 10', Rear 20'	Street 20', Side 10', Rear 20'
Height Limit (max) 35'	25' commercial, 25'-6" housing
Stories (max) 2 Phase 1 Non-res (1 story + mezzanine) Phase 2 Non-res (1 story)	Phase 1 Housing (2 story)
FAR (max) .41 x (60,374sf) = 24,753sf	Phase 1 (.40) Phase 2 (.41)
Individual Bldg (gross flr area max) = 15,000sf	Phase 1 (11,993sf) Phase 2 (12,760sf)
Allowed Uses: Includes Light Industrial	Light Industrial + Affordable Housing
Use Permit Required: Basic Use Permit	Basic Use Permit
Affordable Housing: 000246 Units x SF	$[(24,753sf - 12,096sf \text{ existing bldg}) \times .000246 \text{ units/sf} = 3,111 \text{ units}]$
Design Review Required exterior materials only	See Elevation Renderings
Site Development Setbacks (min) 0' (40% of lineal frontage curb cut allowed) Front setback parking allowed per LDR 2.3.10.E.2.b	Complies - See Site Plan
Landscaping Plant Units Required nonresidential: 1/1000sf of LSR area = 9.08 parking lot: 1/12 spaces = 2.667 (phase 1) = 2.916 (phase 2)	Phase 1 (11.7 plant units) Phase 2 (12 plant units)
Fencing Height (max) – Street yard 4', Side or Rear yard 6'	Need planning department interpretation on height in west setback. Will comply with requirements.
Exterior Lighting Standards	Will comply – request to defer until final development plan submittal.
Steep Slope Standards	Not applicable
Signs	Defer until building permit submittal
Parking Requirement: 1 per 1000sf + 1 per company vehicle 1 disability spaces / 25 Shared parking with Housing – 100%	Phase 1 (32 spaces) Phase 2 (35 spaces) 2 disability spaces 100% shared parking between uses

BOX 4119
JACKSON, WY 83001

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1675 BERGER ROAD
JACKSON HOLE, WYOMING

SCALE : $\frac{1}{8}" = 1'-0"$

Date:
10.01.2020

Revisions:

A0.1

COVER SHEET



1675 Berger - Sketch Plan Development Program

PROJECT INFORMATION

Lot 4 of M-B Subdivision,
Town of Jackson, 1675 Berger Road
PIDN: 22-40-16-06-1-02-003
Lot Size: 1.386 Acres (60,374 sf)
Zoning: Business Park
Existing Building: 1 story, 12,096 sf
Existing Use: Light Industrial

General Note:

Commercial Buildings to have fire sprinkler protection per NFPA requirements

TOWN OF JACKSON APPLICABLE LDR's

REQUIREMENT

PROPOSED

$$\text{LSR (min)} \cdot 15 \times (60,374\text{sf}) = 9,082.3\text{sf}$$

Phase 1 (13,485sf) Phase 2 (12,889sf)

Setbacks = Street 20', Side 10', Rear 20'

Street 20', Side 10', Rear 20'

Height Limit (max) 35'

25' commercial, 25'-6" housing

Stories (max) 2

Phase 1 Housing (2 story)
Phase 1 Non-res (1 story + mezzanine)
Phase 2 Non-res (1 story)

FAR (max) .41 x (60,374sf) = 24,753sf

Phase 1 (.40) Phase 2 (.41)

Individual Bldg (gross flr area max) = 15,000sf

Phase 1 (11,993sf) Phase 2 (12,760sf)

Allowed Uses: Includes Light Industrial

Light Industrial + Affordable Housing

Use Permit Required: Basic Use Permit

Basic Use Permit

Affordable Housing: 000246 Units x SF

$$[(24,753\text{sf} - 12,096\text{sf existing bldg}) \times .000246 \text{ units/sf} = 3.111 \text{ units}]$$

Design Review Required exterior materials only

See Elevation Renderings

Site Development Setbacks (min)

0' (40% of lineal frontage curb cut allowed)

Complies - See Site Plan

Front setback parking allowed per LDR 2.3.10.E.2.b

Landscaping Plant Units Required

nonresidential: 1/1000sf of LSR area = 9.08

parking lot: 1/12 spaces = 2.667 (phase 1)

$$= 2.916 \text{ (phase 2)}$$

Phase 1 (11.7 plant units) Phase 2 (12 plant units)

Fencing Height (max) –
Street yard 4',
Side or Rear yard 6'

Need planning department interpretation on height
in west setback. Will comply with requirements.

Exterior Lighting Standards

Will comply – request to defer until final
development plan submittal.

Steep Slope Standards

Not applicable

Signs

Defer until building permit submittal

Parking Requirement:
1 per 1000sf + 1 per company vehicle
1 disability spaces / 25
Shared parking with Housing – 100%

Phase 1 (32 spaces) Phase 2 (35 spaces)
2 disability spaces
100% shared parking between uses

1675 Berger Road – Sketch Plan Project Narrative

Description and Phasing

The 1.386 acre Business Park zoned site currently is occupied by an existing 12,096 sf single story lease building (light industrial use) dating from circa 1975.

The new development program is for a 2 phased implementation of additional light industrial use lease space, along with required affordable housing. Pre-application meeting (10/10/2019) and Neighborhood meeting (5/3/2020) were previously completed. This Sketch Plan review will be concurrent with DRC review and followed by Development Plan review, Grading Permit pre-application, and finally Building and Grading Permit applications.

An FAR of .41 allows for 24,753 sf of area on site (excluding affordable housing). Upon completing Phase 1, the FAR will be approximately .40. Phase 2 will achieve the full build-out of .41 allowed.

Phase 1 will include the addition of one new lease building (light industrial use) of 11,993 sf, and one new affordable housing building of 2,668 sf. The new lease building is currently planned to be able to accommodate 6 independent tenant spaces of approximately 1999 sf each. While the shell of the building will remain substantially unchanged, it is possible that minor adjustments to reduce door opening, etc. may be necessary. Depending on timing for identifying tenants, any necessary changes will be implemented along the way as is appropriate and manageable within the approval process. The existing lease building will be preserved and operated as-is until phase 2 occurs. At completion of phase 1, the combined area of existing and new light industrial use space will be 24,089 sf.

Phase 2 will involve demolition of the existing 12,096 lease building (light industrial use), to be replaced with a slightly larger new lease building (light industrial use) of 12,760 sf. At completion of phase 2, the total area of light industrial use space will be 24,753 sf.

The phasing time-line is anticipated as follows:

Achieve Final Development Plan Approval by Spring of 2022.

Obtain building permit and commence phase 1 construction by early Spring of 2023.

Phase 1 Construction Complete in Summer of 2024.

Anticipate Phase 2 building permit and Construction to commence in Spring of 2025.

Fire Protection

Both non-residential buildings will be fully fire sprinklered as required. The decision on fire sprinklering the residential building will be determined for final development plan, based on further analysis of cost and constructability.

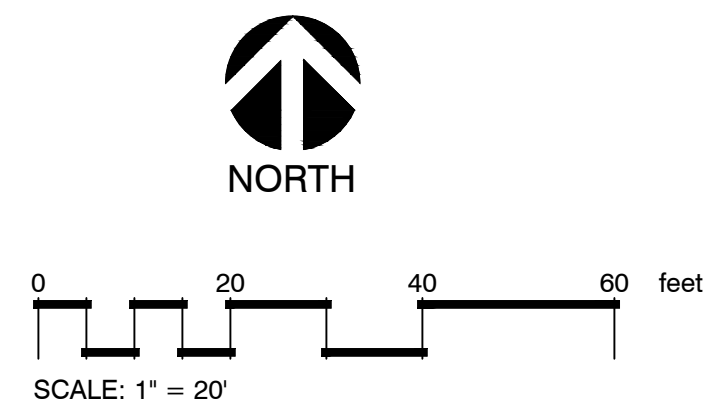
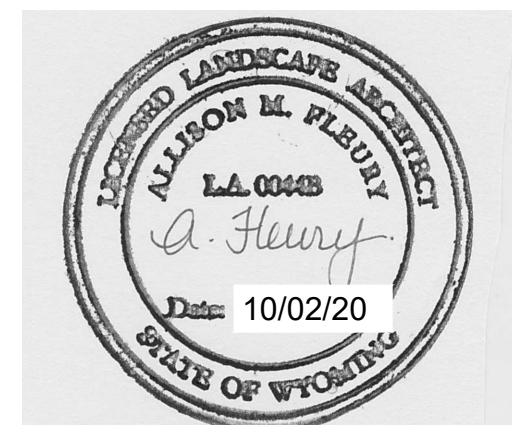
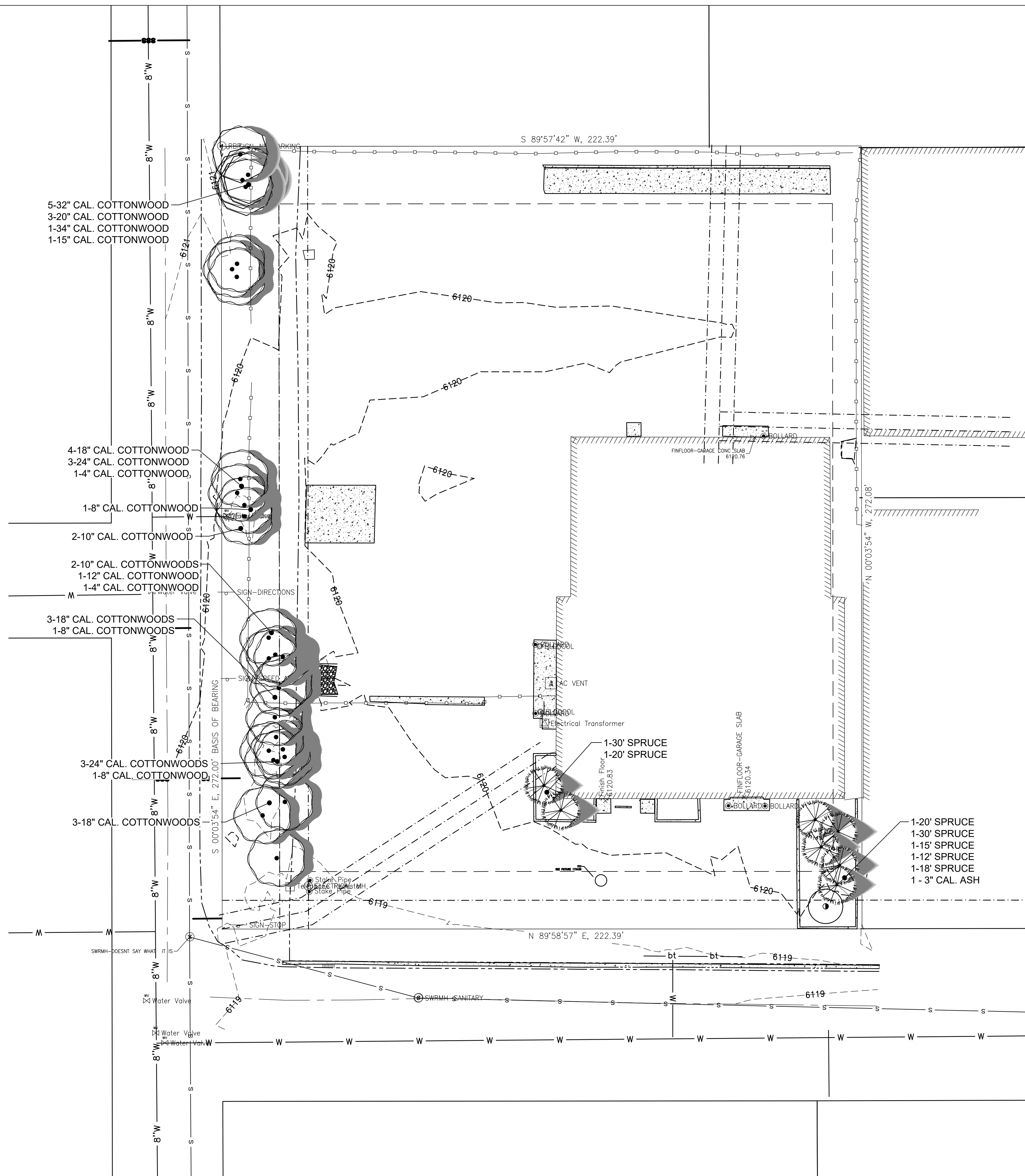
Access

Primary vehicular access from Berger Road is proposed. A 62' semi-trailer truck loading location is shown on site adjacent to Berger Road. Curb cuts are designed within the allowed 40% curb cut allowance.

An existing but gated vehicle access does exist onto Gregory lane in the location where the site plan now proposes a vehicular single-lane exit-only access. This will facilitate good traffic flow on site for any oversized vehicles and is also preferred by the fire marshal to facilitate fire truck access and movement on site. The secondary exit improves safety. The exit lane will be signed "exit-only". Access from Gregory Lane is in compliance with the LDR's. Section 7.6.2.C.2 states that "Non-residential uses shall be permitted direct primary access to arterial or collector roads (except as provided in 7.6.2.D)." 7.6.2.D states that, "At least 300 feet shall separate access points on collector and arterial roads with posted speeds 35 miles per hour (mph) or more." As the entirety of Gregory Lane is a collector road posted below 35mph, the LDR's do permit this non-residential use access onto Gregory Lane. Furthermore, there is broad precedence with virtually every property that bounds Gregory Lane taking access from it. Town Planning previously noted no problem with such access.

Parking

Phase 1 will provide 32 parking spaces, meeting the requirement of 1 space per 1000sf + 1 space per company vehicle (25 + 7), including 2 disability spaces in compliance with LDR standards. Parking for the affordable housing is allowed as 100% shared per the LDR's. Phase 2 will provide a site total of 35 parking spaces (25 + 10), including a total of 2 disability spaces. Note that current proposed parking figures allow for more company vehicle spaces than are ultimately anticipated will be necessary. It is likely that tenants will lease more than one available space, resulting in fewer company vehicle spaces required. Currently the plan accommodates maximum possible need for phase 1 and 70% of maximum possible need for both phases. Limiting the number of total independent tenants to 10 would insure that all company vehicle parking needs are met.



PROJECT TITLE:
1675 BERGER LANE
JACKSON WY

DRAWING TITLE:
EXISTING TREES

DRAWING NO: LP 1.0
Project Number: 2020-20
Prepared By: AMF Date: 10/02/20 Rev. Date:



European Columnar Aspen



Bailey Red Twig Dogwood



Blue Swire Russian Sage

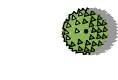


Compact Burning Bush



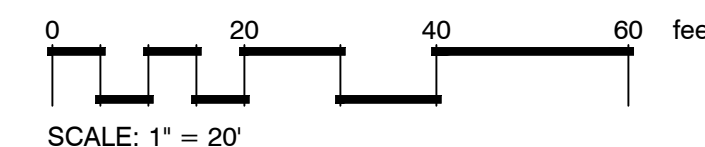
Blue Oat Grass

PLANT SCHEDULE PHASE 1

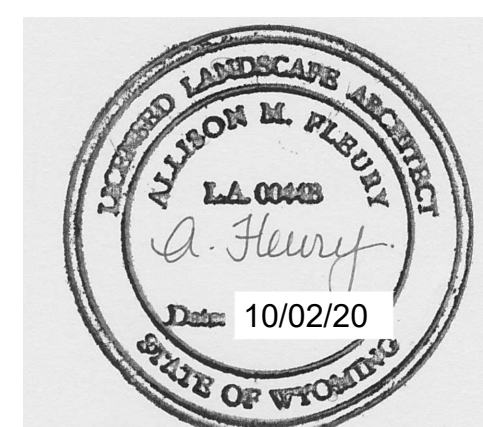
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	Populus angustifolia	Narrowleaf Poplar	Existing - to remain		6	
	Populus tremula 'Erecta'	European Columnar Aspen	B & B	25' Cal	21	
	Populus tremuloides	Quaking Aspen	B & B	3" Cal	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS
	Cornus sericea 'Baileyi'	Red Twig Dogwood	B & B	4' min.	28	
	Evonymus alatus 'Compactus'	Compact Burning Bush	5 gal		27	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS
	Helictotrichon sempervirens	Blue Oat Grass	1 gal		21	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS
	Perovskia atriplicifolia 'Blue Spires'	Blue Spires Russian Sage	1 gal		76	



NORTH



SCALE: 1" = 20'



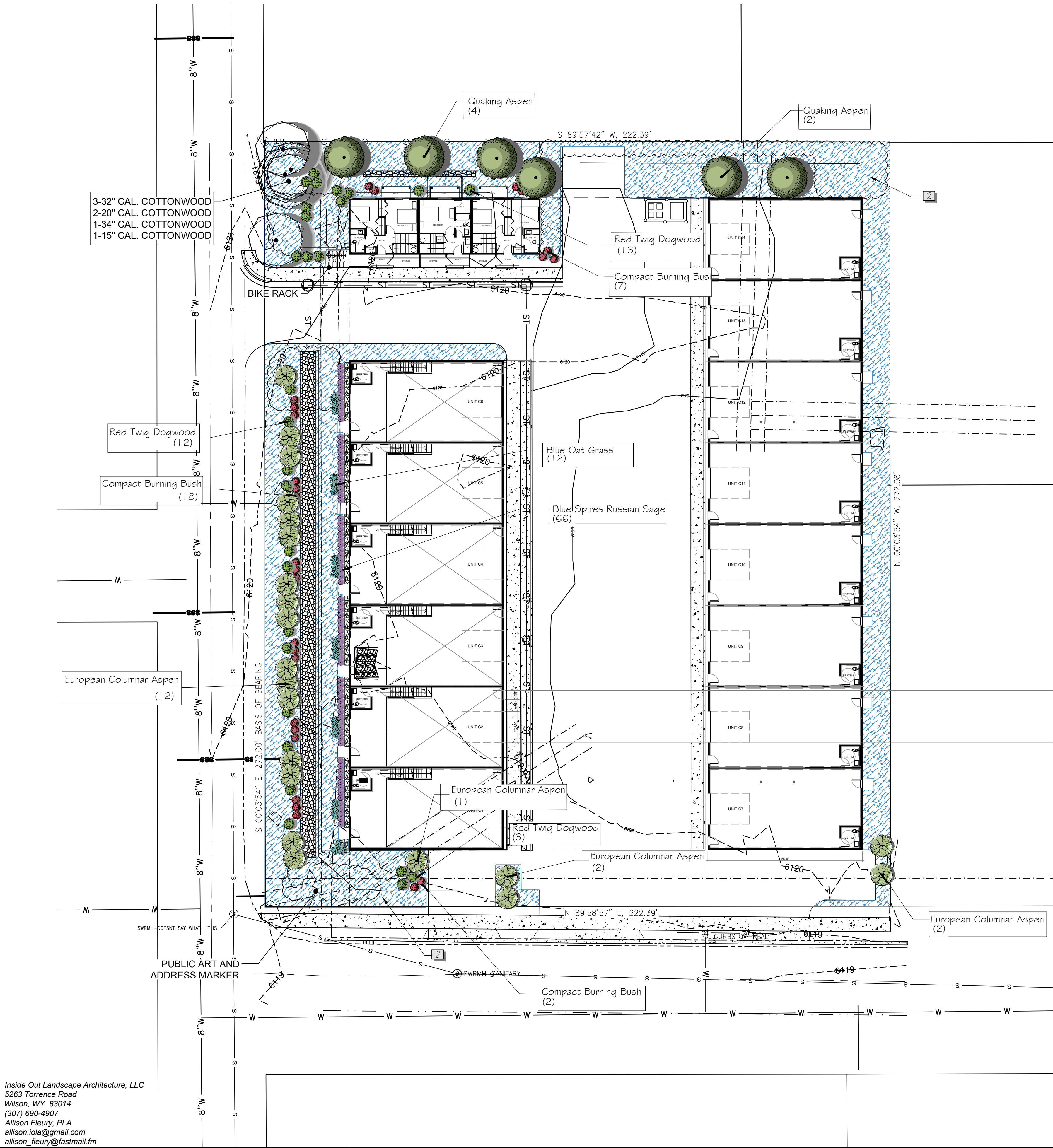
PROJECT TITLE:
1675 BERGER LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
PHASE 1

DRAWING NO: *LP 1.1*
Project Number: 2020-20
Prepared By: AMF Date: 10/02/20 Rev. Date:

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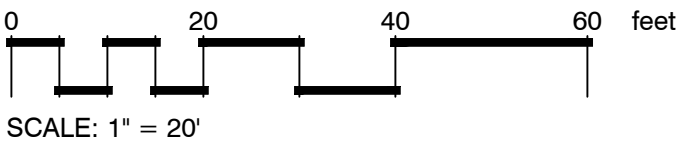
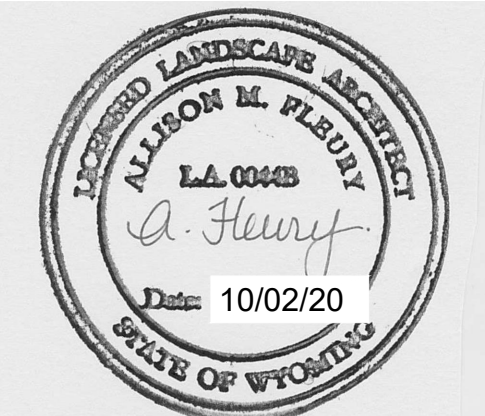


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	PHASE 1 LSR	13,469 sf	
	PHASE 2 LSR	12,089 sf	
	GRAVEL DRIP EDGE	222 sf	

PLANT SCHEDULE PHASE 2

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS
	Populus angustifolia	Narrowleaf Poplar	Existing - to remain		6	
	Populus tremula 'Erecta'	European Columnar Aspen	B & B	2.5" Cal	21	
	Populus tremuloides	Quaking Aspen	B & B	3" Cal	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS
	Cornus sericea 'Bailey'	Red Twig Dogwood	B & B	4' min.	28	
	Evonymus alatus 'Compactus'	Compact Burning Bush	5 gal		27	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS
	Helictotrichon sempervirens	Blue Oat Grass	1 gal		21	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS
	Perovskia atriplicifolia 'Blue Spires'	Blue Spires Russian Sage	1 gal		76	



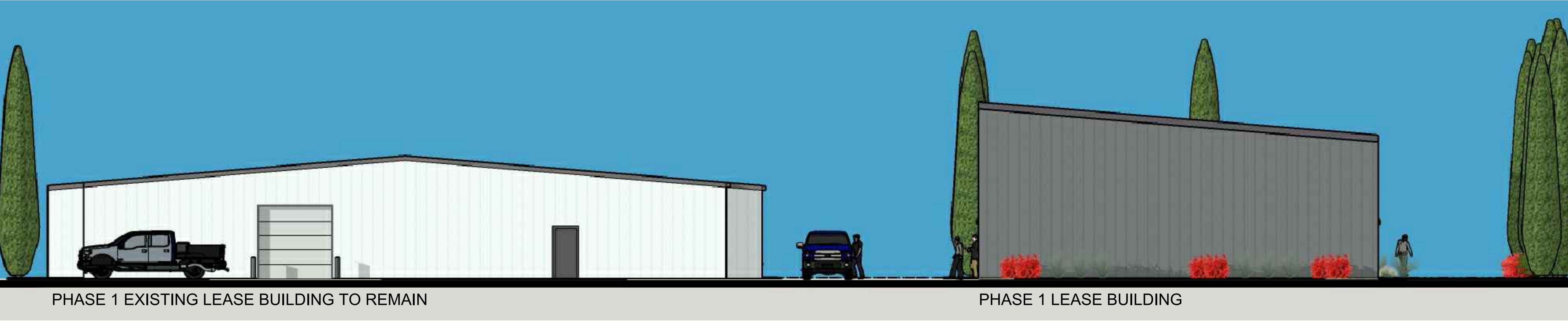
PROJECT TITLE:
1675 BERGER LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
PHASE 2

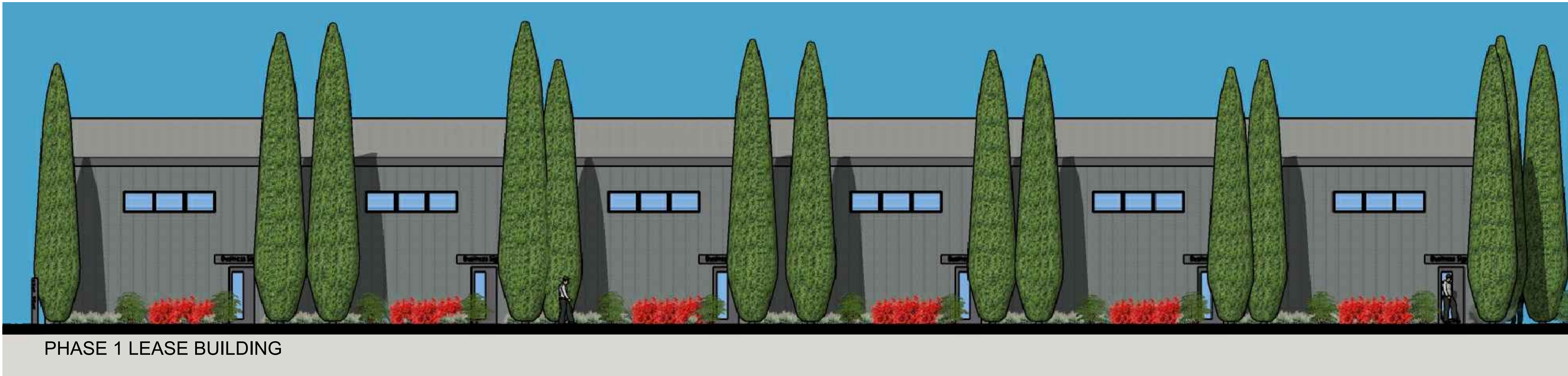
DRAWING NO: LP 1.2
Project Number: 2020-20
Prepared By: AMF Date: 10/02/20 Rev. Date:

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NORTH ELEVATION



WEST ELEVATION



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1675 BERGER ROAD

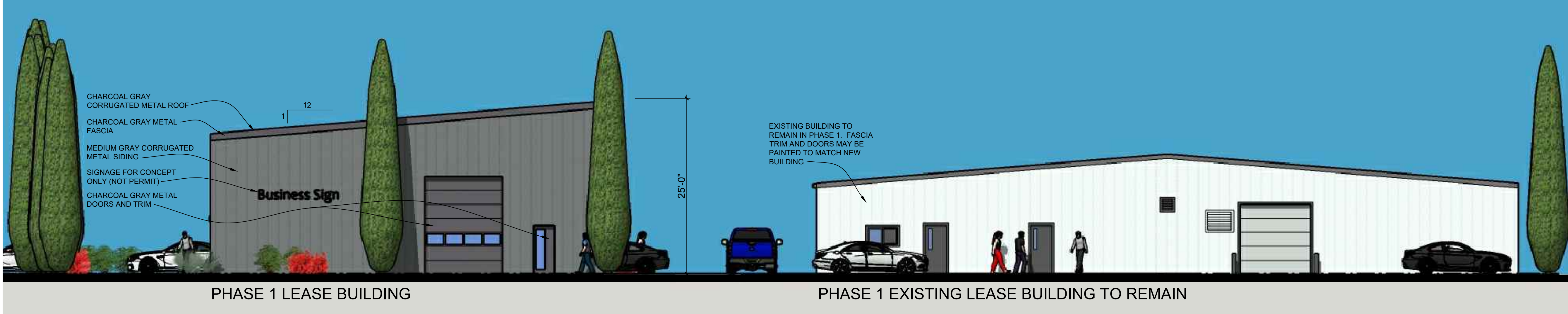
JACKSON HOLE, WYOMING

SCALE : $\frac{1}{8}" = 1'-0"$

Date:
10.01.2020

Revisions:

A3.1
PHASE 1
LEASE BLDG
ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



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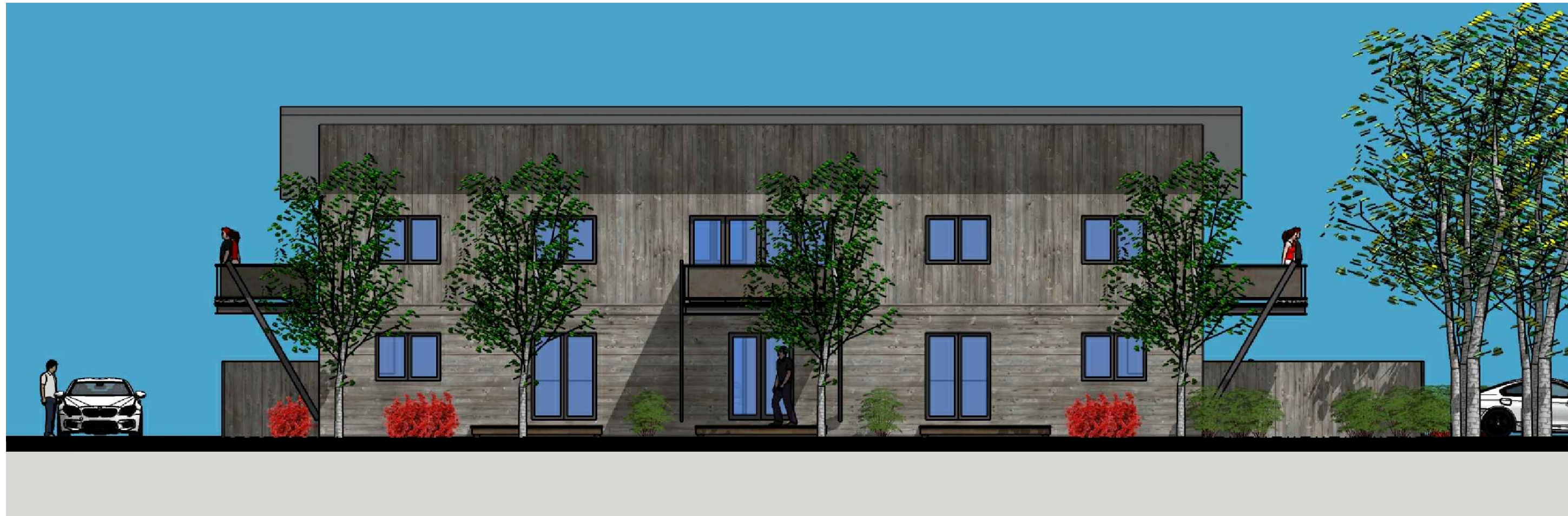
1675 BERGER ROAD

JACKSON HOLE, WYOMING

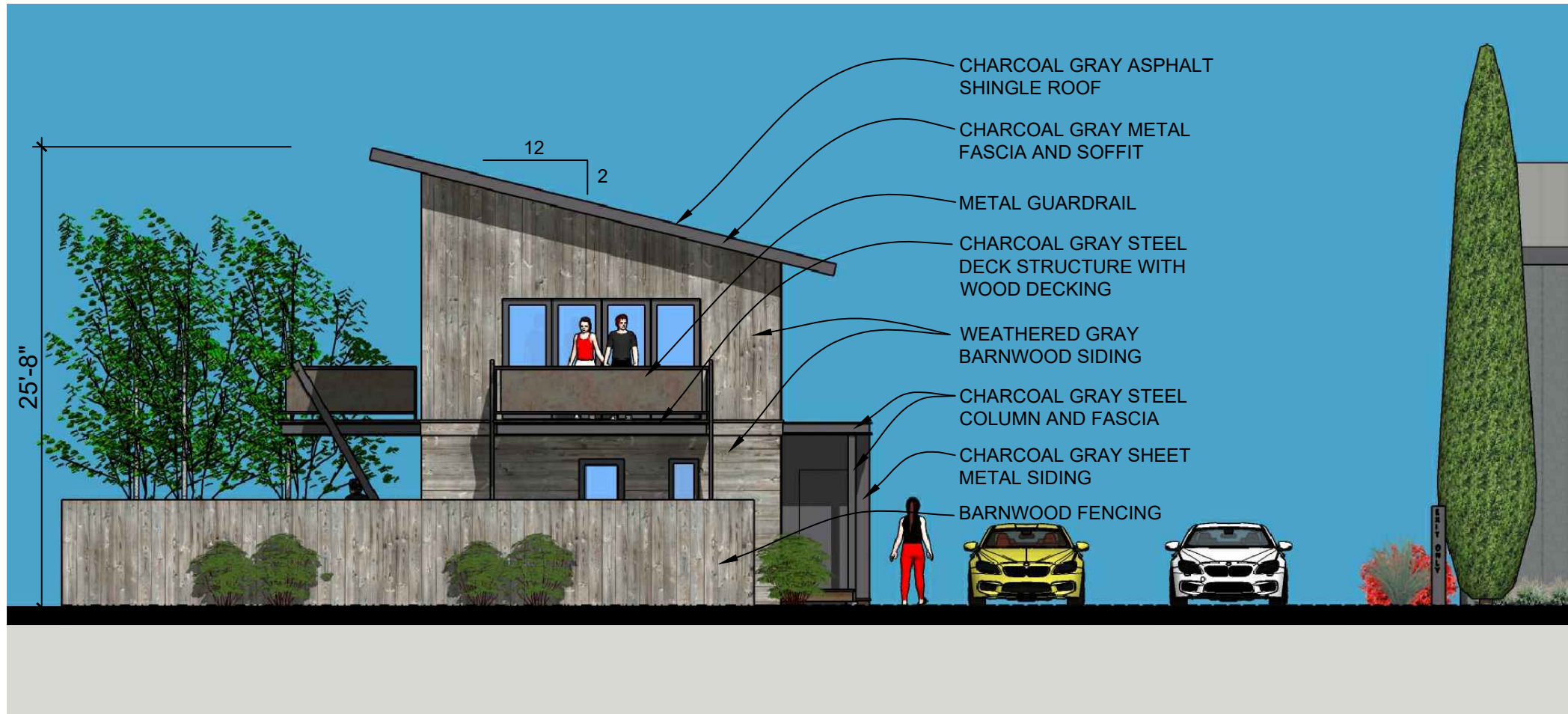
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Date:
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Revisions:

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PHASE 1
LEASE BLDG
ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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JACKSON HOLE, WYOMING

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PHASE 1
HOUSING UNITS
ELEVATIONS



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JACKSON HOLE, WYOMING

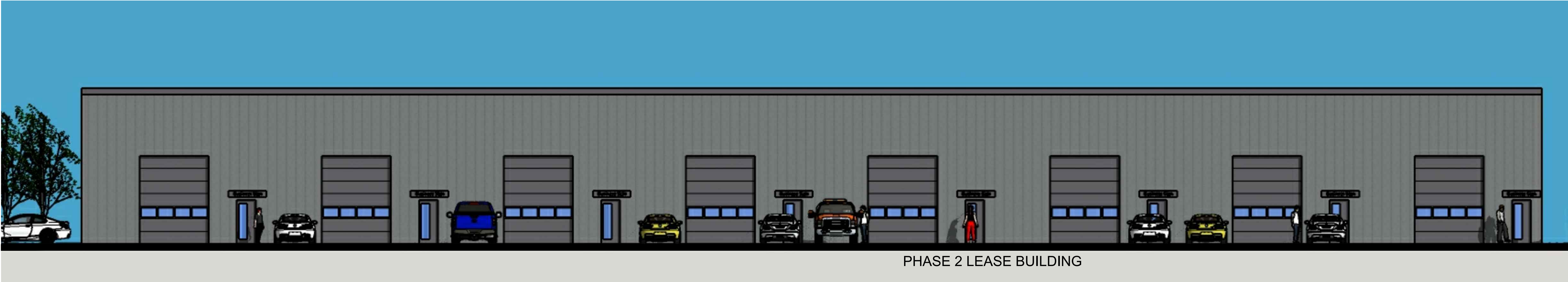
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10.01.2020
Revisions:

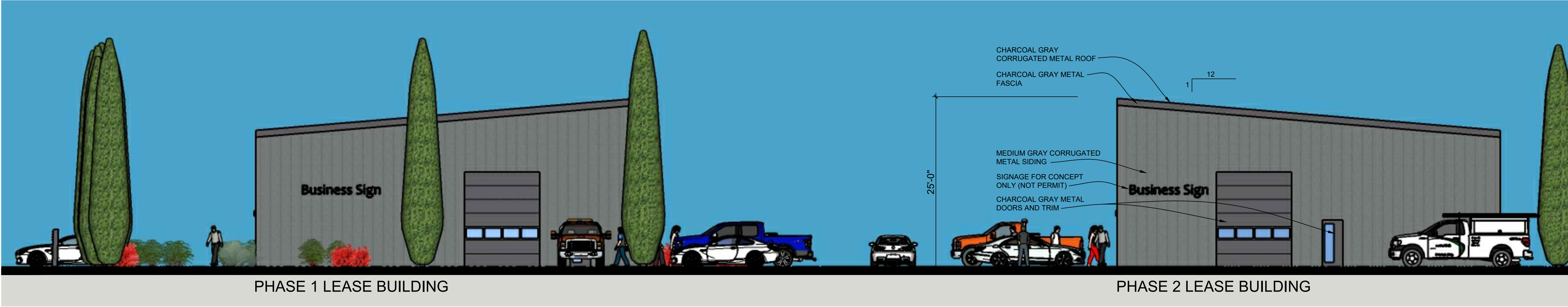
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PHASE 2
LEASE BLDG
ELEVATIONS



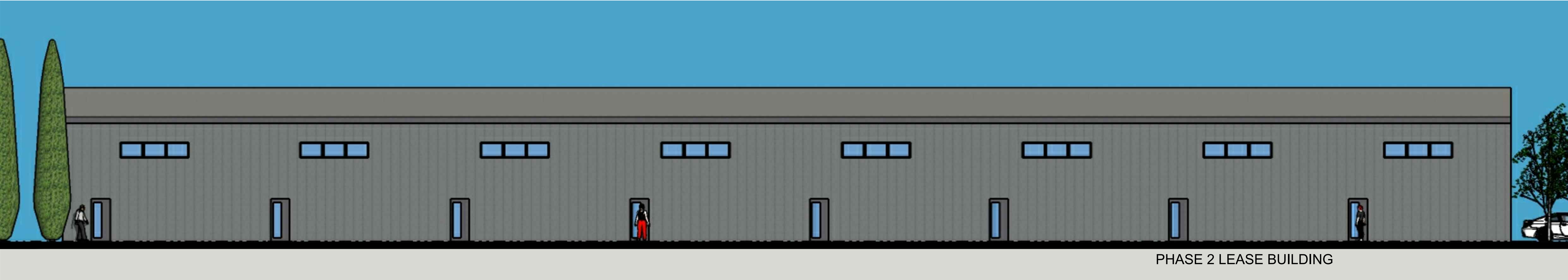
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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1675 BERGER ROAD

JACKSON HOLE, WYOMING

SCALE : $\frac{1}{8}" = 1'-0"$

Date:
10.01.2020
Revisions:

A3.5
PHASE 2
LEASE BLDG
ELEVATIONS



VIEW FROM THE NORTHEAST



INTERNAL VIEW LOOKING NORTHWEST



VIEW FROM THE NORTHWEST



PHASE 2 - 3D SITE PLAN



VIEW FROM THE SOUTHWEST



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Revisions:

A3.6
3D
RENDERINGS