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September 26, 2023

Brad Kaul, AIA
1733 Ferndale Ave SE
Renton, WA 98058

Subject: City of Lacey Project# 20-310 Meridian Market Square Footage modification

Dear Mr. Kaul:

The design review materials submitted to the city for review reflected an increase to the approved building size – from 9,000 square feet to 10,100 square feet. Although the overall square footage will increase by 1,100 square feet, the footprint of the building is only increasing by 400 square feet. The Neighborhood Commercial zone allows for multiple-use buildings up to 40,000 square feet. Because the building size increase is limited and falls well below the square footage permitted outright by the zoning code, the city has determined that this is a minor modification to the site plan.

This project required conditional use permit approval due only to inclusion of the fueling islands. A stand-alone retail store/convenience market does not require a conditional use permit. As no changes are being proposed to the size or scope of the fueling station, the city will not require a modification to the conditional use permit.

If you have any additional questions I may be reached at (360)413-3641 or sseymour@ci.lacey.wa.us.

Sincerely,

Samra Seymour, AICP
Senior Planner

Cc Grant Beck, Planning and Development Services Manager
Rick Walk, City Manager
Terry McDaniel, Plans Examiner