

Re: Meeker's Landing Addition

April 25, 2024

The current owners of Meeker's Landing, located at 615 East Pioneer Avenue, acquired the property located due east (629 East Pioneer Avenue) in the last couple of years.

The owners are exploring developing the adjoining property. Currently there are two concepts they wish to explore: (1) Building an approximately 15,000 square-foot, two-story addition at the east end of the Meeker's Landing building, or (2) The construction of a stand-alone, two-story, approximately 15,000 square-foot building.

The addition would require the move of the existing driveway east to align with 7th Street. The stand alone would retain the current driveway and add a second driveway on Pioneer Avenue at the far-east end of the property (300+ feet from existing driveway).

The following are questions for each concept.

Building Addition to Current Building

- Utilities
 - Expansion of storm system
 - Adding capacity to electrical, water (both domestic and fire), sanitary sewer and fire alarm
- Allowable area

Stand Alone Building

- Separate utilities required, i.e., storm (?)