

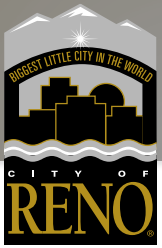
LDC21-00035

MT. ROSE COMMERCIAL PARK

Planning Commission

April 20 , 2021

Request and Overview



Conditional Use Permit

- Cuts and fills
- Disturbance of a major drainage way
- Extended hours of operation

Proposal for mass grading (pads)

- Balance of site earthwork
- Installation of backbone infrastructure
- Marketability of pad sites and economics of site

Drainageway

- Site access and feasibility
- Existing disturbance
- Stormwater management practices

Extended hours of operation

- Increase development viability
- Limit future discretionary requests

Project Review and Analysis



Key Issues

- General site design and architecture
- Traffic, access and circulation
- Provision of utilities
- Compatibility with surrounding uses
- Environmental and cultural resources
- Mass grading impacts
- Realignment of drainage way

Conditions of Approval and project specifics

- Mixed Use Suburban standards and requirements
- Requirement of on and offsite traffic and access improvements
- Provision of a pedestrian and bicycle plan and related improvements
- Protection of possible cultural resources
- Invasive weed management plan
- Avoidance of sensitive species
- Stormwater Best Management Practices
- Required phasing plan
- Pad restricted uses and hours of operation
- Enhanced buffering and screening requirements