

Z14-038

Crescent Ridge Commercial site

July 16, 2014 hearing

Clarification of the PAD overlay.

The applicant is requesting to utilize the site plan that the Planning and Zoning Board recommended approval for at the June 18, 2014 hearing with the only modification through the PAD overlay to reduce the required 6' wall at the north property line, adjacent to the residential neighborhood, to the proposed 42" high wall. The walls at the west property line adjacent to the loading zone are proposed at 6' and 8' in height.

CONDITIONS OF APPROVAL:

Staff recommends approval of the rezoning to LC PAD, site plan and Special Use Permit for the Crescent Ridge Commercial site with the following conditions

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
5. Revisions to site plan at Pad C and Pad A for better vehicular and pedestrian circulation as discussed in staff report **of June 18, 2014**. Final approval shall be required by the Planning Director prior to Design Review approval.
6. Pedestrian and vehicular connections with the residential project to the north and west shall be coordinated to ensure appropriate connections. **The pedestrian connection at the north side of the site shall include the trellis designs and landscape at the base north side of the Fry's building, allowing for adequate truck traffic, as depicted on the site plan dated 7-8-2014.**
7. Design Guidelines for the Crescent Ridge Commercial Center architectural style, colors, materials and landscape materials and layout shall be reviewed and approved by the Planning Director prior to the approval of the Design Review approval for any portion of the site. **Design guidelines shall include covered drive through canopies at the pad sites that extend to the adjacent landscape island to add to the distinctive high quality development.**
8. **Staff review and approval of the final design of the entire landscape area between the commercial development and the residential development to the north prior to issuance of a building permit for either project.**
9. **Submission of a revised site plan consistent with Council conditions of approval prior to Design Review approval.**

