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Development Summary

The proposed new development includes three phases, starting with the development of a 2,400 sq ft shell building, which will house a medical marijuana dispensary. Phase two would involve the continuation of the phase one structure with another, larger shell building intended for retail businesses and/or a commercial infusion kitchen. Phase three includes a commercial shell building. Additional parking will be provided for this phase adjoining the phase one parking lot. Landscape and monument signs will be installed as part of phase one.

Site improvements will include landscape improvements along Power Road and a landscape buffer to the adjacent parcel to the North and South in the LC zones. An eight foot continuous CMU wall will also be built screening the existing LI portion of the parcel and the existing welding shop from view from the Power Road, and the new commercial development on the LC portion of the parcel and the LC lots to the north. Improvements to the site will also include parking for phase one and two development, new pavement and parking for the existing LI uses.

Development will not impede access to the residence on the parcel to the south and a cross access proposal is planned for future LC use to the south as well. Parking for phase 2 will be built during phase 1, to allow a fire department hammerhead turnaround, access to waste pickup and a loop parking layout.