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7. Conditions of Approval- City Engineer, Transportation Development:

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Developer shall follow requirements as per the approved Traffic Impact Study. As part of the Traffic Impact Study, ~~it was requested to investigate possibility of improvements at the Wyoming/Montgomery intersection. It was also requested to investigate moving the southern access way from Wyoming Boulevard to the north such that it will possibly line up with the driveway access into Quarters. Cross-access agreement with the neighboring church to the north is required for the proposed plan. Access to the Public Alleyway and the alignment to Wyoming Blvd will be coordinated with Public Works and the Department of Municipal Development.~~

Keep • Developer must coordinate with the property located to the north regarding the entrance along the existing alley. A shared access to Wyoming must be built with this development. The Public Alleyway will be built allowing access to the property to the North in accordance with the Design Process Manual guidelines & City Policies. Not necessary but OK

- The access located on the south edge along Wyoming needs to be modified to be perpendicular to the roadway.

Redundant • Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development, as required by the Development Review Board (DRB)

~~Developer shall~~

~~The northern access~~

- Alley would have to be 24' for 2way

- dedicate additional alley?

- Alley stds, improved to site entrance

Mr Chair
commissioners

Los Pastores SC – November 12, 2015 Hearing

Chairman Nicholls, Commissioners:

This is agenda item #3, Project #1010550, 15EPC-40032.

This is a request for approval of a site development plan for subdivision amendment for an approximately 6.75 acre site, located on Wyoming Blvd. between Montgomery Blvd. and Osuna Rd NE. This is a quasi-judicial matter.

The subject site is located within the Established Urban Area of the Comprehensive Plan and is zoned C-2 (SC) which requires the same approval process as an SU-1 zoned site. The proposed amendments would subdivide the undeveloped portions of the subject site and establish necessary access and utility easements. Updated design standards are also proposed that would apply to the entire shopping center site.

The existing C-2 zoning was established for the subject site in November 1977. In January 1980 the Los Pastores Shopping Center development plan was approved by the EPC. If the current request is approved and receives final DRB sign-off, the new subdivision plan requirements would supersede the original 1980 EPC approved development plan.

The applicant envisions various commercial uses and an office use in the future. Lots 1, 2 and 3 would have frontage along Wyoming Blvd. Lots 4 and 5 would not as they comprise the western half of the site which is adjacent to residential lots to the west and an SU-1 site to the north. A Traffic Impact Study was not required.

The stated purpose and intent of the proposed design standards for the subject site are to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office, retail and restaurant amenities to the NW corner of Montgomery Blvd. and Wyoming Blvd. The proposed design standards address: Building height, setbacks, parking, pedestrian connections, landscaping, utilities, architecture, site lighting, signage and drainage. Staff finds that the proposed subdivision plan generally meet the minimum requirements of the Zoning Code.

The applicant requests that future site development plans for building permit for each tract be delegated to DRB for review and final sign-off. Therefore, it is important that the design standards be clear and provides sufficient direction. The EPC has complete discretion over whether DRB delegation will be approved.