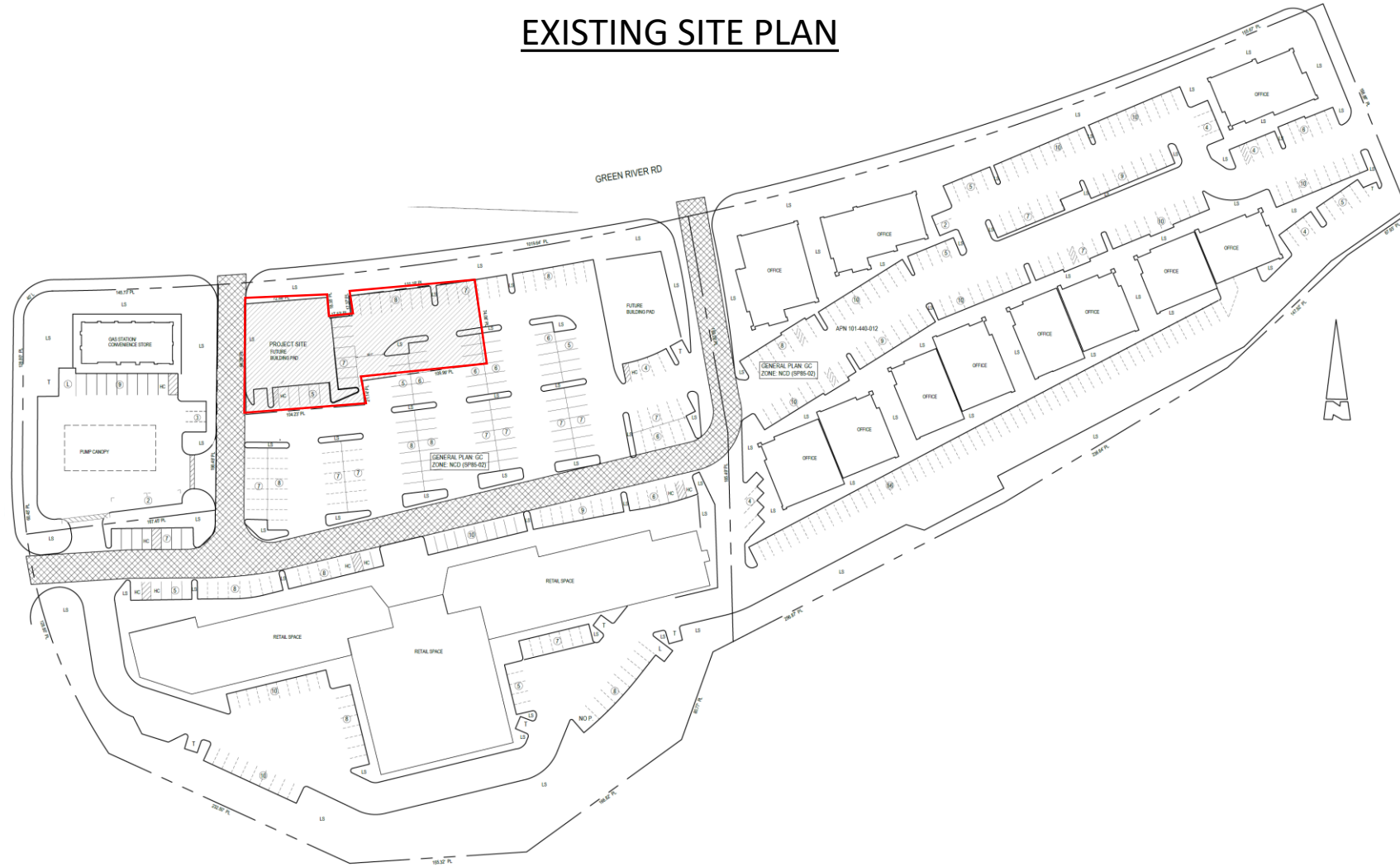
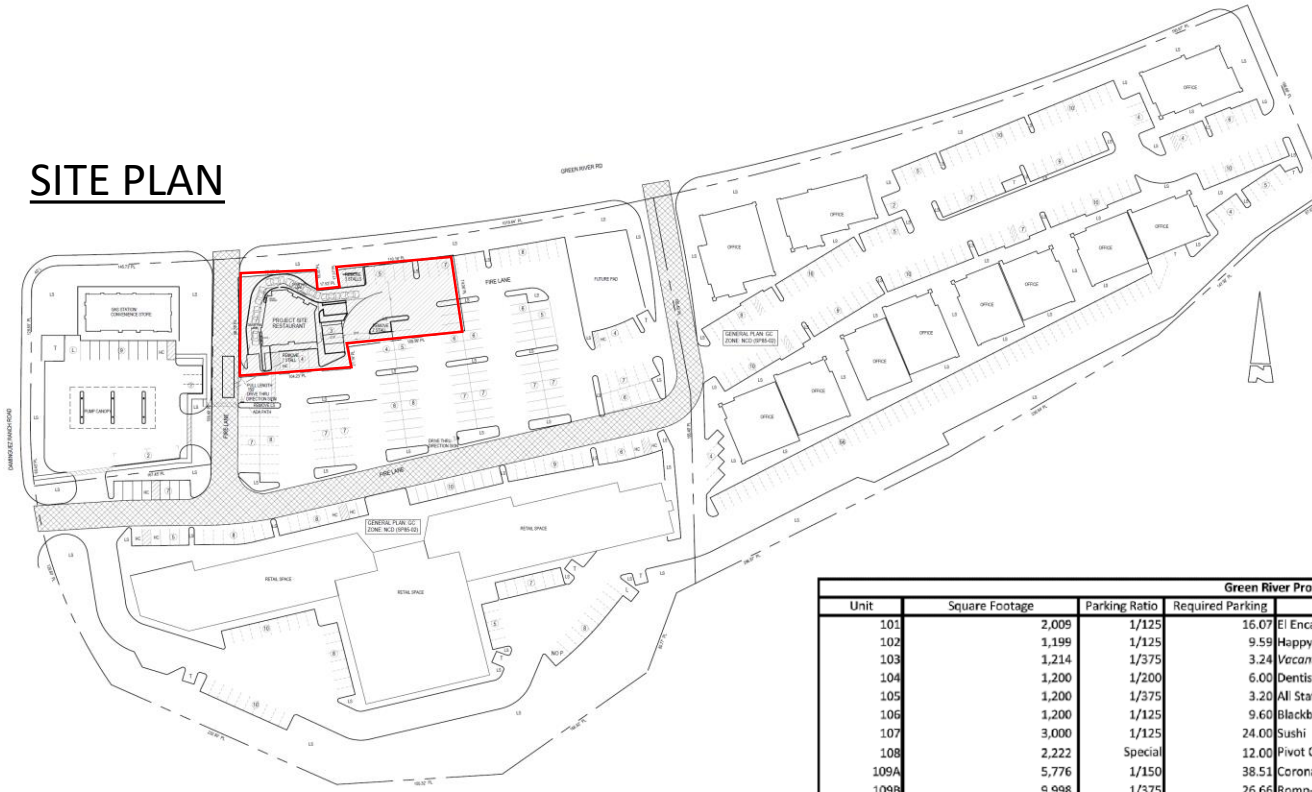


EXISTING SITE PLAN



SITE PLAN



PARKING ANALYSIS

Green River Promenade						
Unit	Square Footage	Parking Ratio	Required Parking	User	Use Category	Address
101	2,009	1/125	16.07	El Encanto Mexican Grill	Restaurant	4300 Green River Road
102	1,199	1/125	9.59	Happy Hour Saloon	General Retail and Office	4300 Green River Road
103	1,214	1/375	3.24	Vacant (est. by 12/1/2018)	General Retail and Office	4300 Green River Road
104	1,200	1/200	6.00	Dentist	Medical/Dental	4300 Green River Road
105	1,200	1/375	3.20	All State Insurance	General Retail and Office	4300 Green River Road
106	1,200	1/125	9.60	Blackburn's	Restaurant	4300 Green River Road
107	3,000	1/125	24.00	Sushi	Restaurant	4300 Green River Road
108	2,222	Special	12.00	Pivot Charter School	Special	4300 Green River Road
109A	5,776	1/150	38.51	Corona Hills Fitness	Gym Use	4300 Green River Road
109B	9,998	1/375	26.66	Romp-o-Rama	General Retail and Office	4300 Green River Road
110/111	2,750	1/125	22.00	Big A's Pizza	Restaurant	4300 Green River Road
112	1,146	1/375	3.06	Night in Heaven	General Retail and Office	4300 Green River Road
113	1,146	1/375	3.06	Nail Salon	General Retail and Office	4300 Green River Road
114	1,141	1/375	3.04	Pets Choice Grooming	General Retail and Office	4300 Green River Road
115	1,320	1/375	3.52	Mini Mart	General Retail and Office	4300 Green River Road
116	950	1/125	7.60	Donut Shop	General Retail and Office	4300 Green River Road
117	1,930	1/375	5.15	Dry Cleaners	General Retail and Office	4300 Green River Road
118	1,350	1/125	10.80	Mediterranean Grill	Restaurant	4300 Green River Road
(PAD) 119	2,000	1/125	16.00	Drive Thru TBD	Fast Food (new)	4300 Green River Road
(PAD) 120	2,243	1/125	17.94	MGM Burgers	Fast Food (new)	4300 Green River Road

76 Gas Station/Circle K						
Unit	Square Footage	Parking Ratio	Required Parking	User	Use Category	Address
NA	2,800	Special	14.00	76 Gas Station / Circle K	Special	4350 Green River Road

Sierra Del Oro Business Park						
Unit	Square Footage	Parking Ratio	Required Parking	User	Use Category	Address
102	4,800	1/200	24.00	Dental Health Corona	Medical/Dental	4264 Green River Road
Bldg 10	4,232	1/375	11.29	REHAU	General Retail and Office	4254 Green River Road
Bldg 7	6,870	1/375	18.32	Office (vacant)	General Retail and Office	4234 Green River Road
(101-201)	6,562	1/375	17.50	Office (vacant)	General Retail and Office	4230 Green River Road
(101-201)	7,208	1/375	19.22	Mortgage Lending	General Retail and Office	4226 Green River Road
(101-201)	6,670	1/375	17.79	Mission Finance	General Retail and Office	4222 Green River Road
101	6,620	1/375	17.65	Staffing	General Retail and Office	4218 Green River Road
(101-201)	6,510	1/375	17.36	Office (vacant)	General Retail and Office	4214 Green River Road
(101-201)	6,082	1/375	16.22	Office (vacant)	General Retail and Office	4210 Green River Road
(101-201)	8,202	1/375	21.87	Green River Escrow	General Retail and Office	4190 Green River Road
101	8,000	1/375	21.39	St. Christophers	General Retail and Office	4180 Green River Road

GRP Parking Analysis	
Parking Provided	264.00
Parking Required	241.03
Additional Spaces Provided	22.97

SDO Business Center Parking Analysis	
Parking Provided	203.00
Parking Required	202.55
Additional Spaces Provided	0.45

76 / Circle K Parking Analysis	
Parking Provided	15.00
Parking Required	14.00
Additional Spaces Provided	1.00

Reciprocal Parking Analysis	
Parking Provided	482.00
Parking Required	457.58
Total Additional Parking	24.42

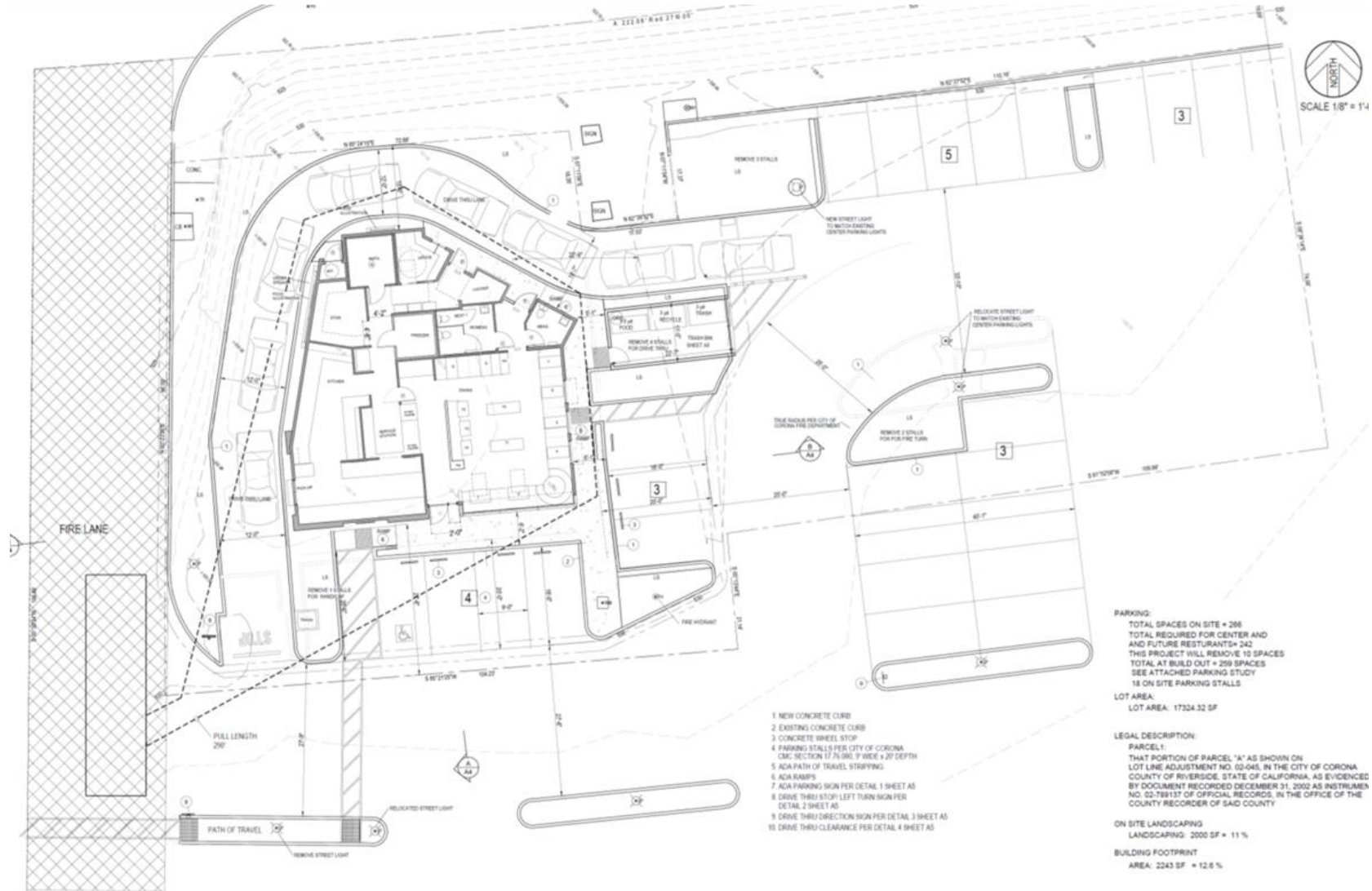
Post PAD 120 Construction Analysis	
Parking Provided	472.00
Parking Required	457.58
Total Additional Parking	14.58

Post PAD 119 Construction Analysis	
Parking Provided	459.00
Parking Required	457.58
Total Additional Parking	1.42

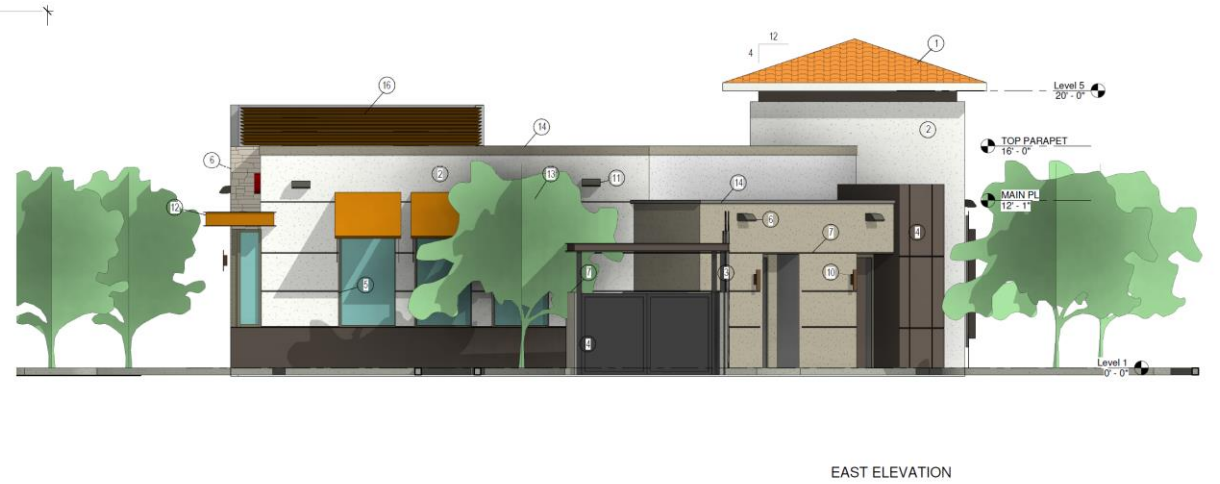
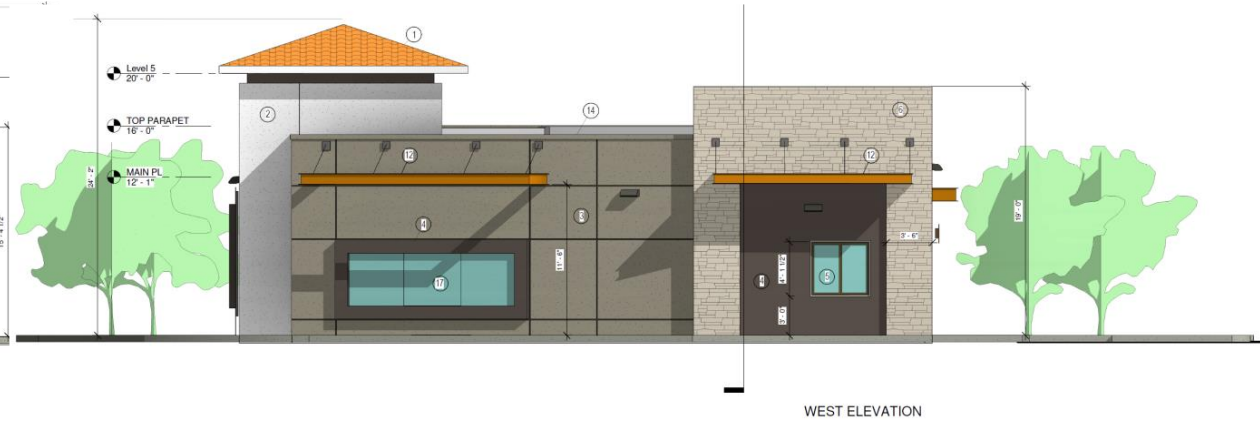
Normal Required Ratios	
Fast Food (new)	1/125
Restaurant	1/125
Gym Use	1/150
Medical/Dental	1/200
General Retail and Office	1/375

Special Required Ratios	
Pivot Charter School uses 12 spaces total based on occupancy approved by city 6/10/15.	
76 / Circle K used 11 spaces for the store, and 3 for the service area, 14 total required, 15 provided.	

FOCUSED SITE PLAN



ELEVATIONS



LANDSCAPE PLAN

GREEN RIVER RD



SCALE 1" = 10.0'



Recommended action:

That the Planning and Housing Commission adopt Resolution No. 2537 Granting CUP2019-0001, based on the findings contained in the staff report and conditions of approval.