

PETITION 69PDV-07PB

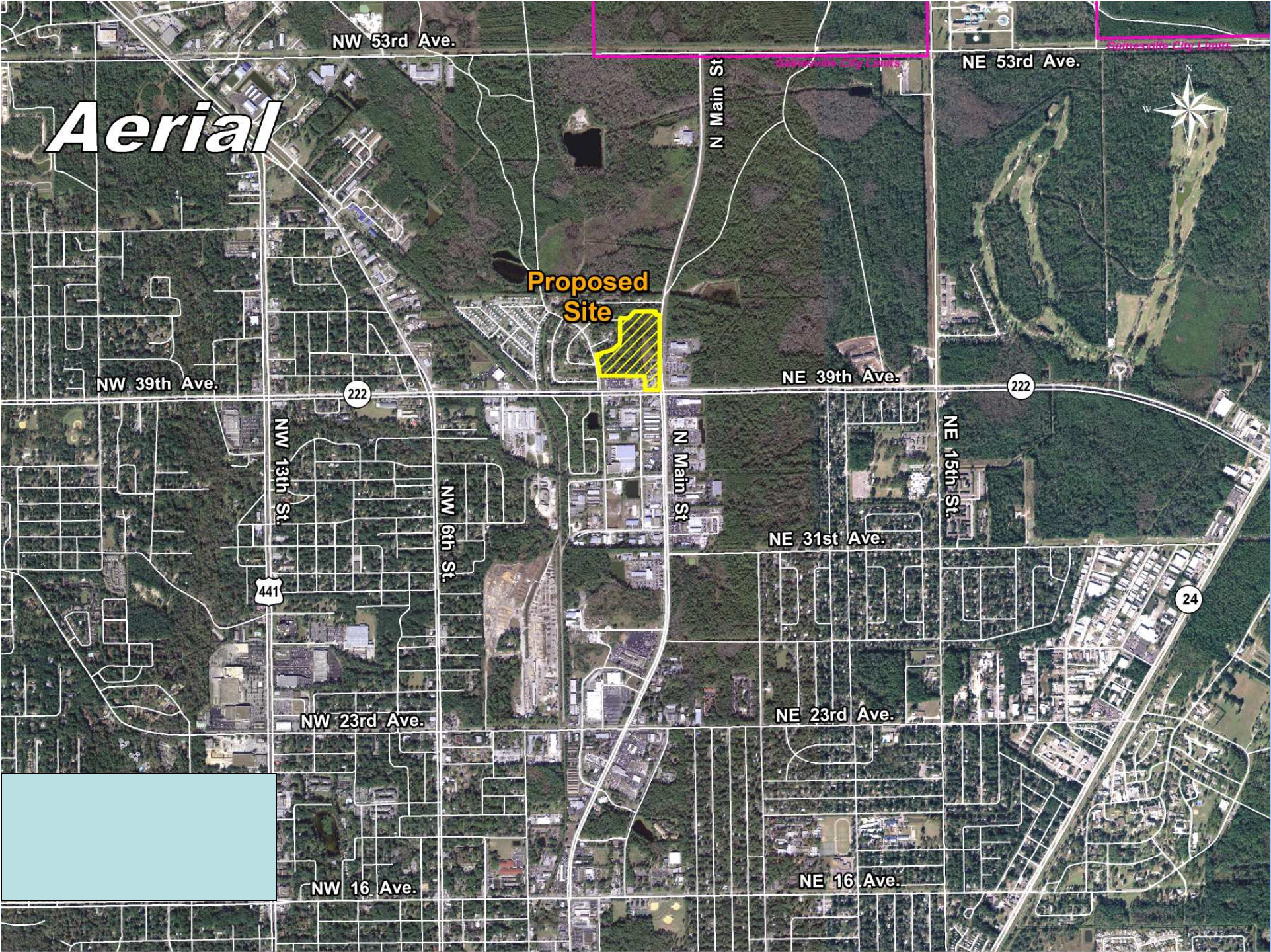
AUTO CENTER

PLANNED DEVELOPMENT

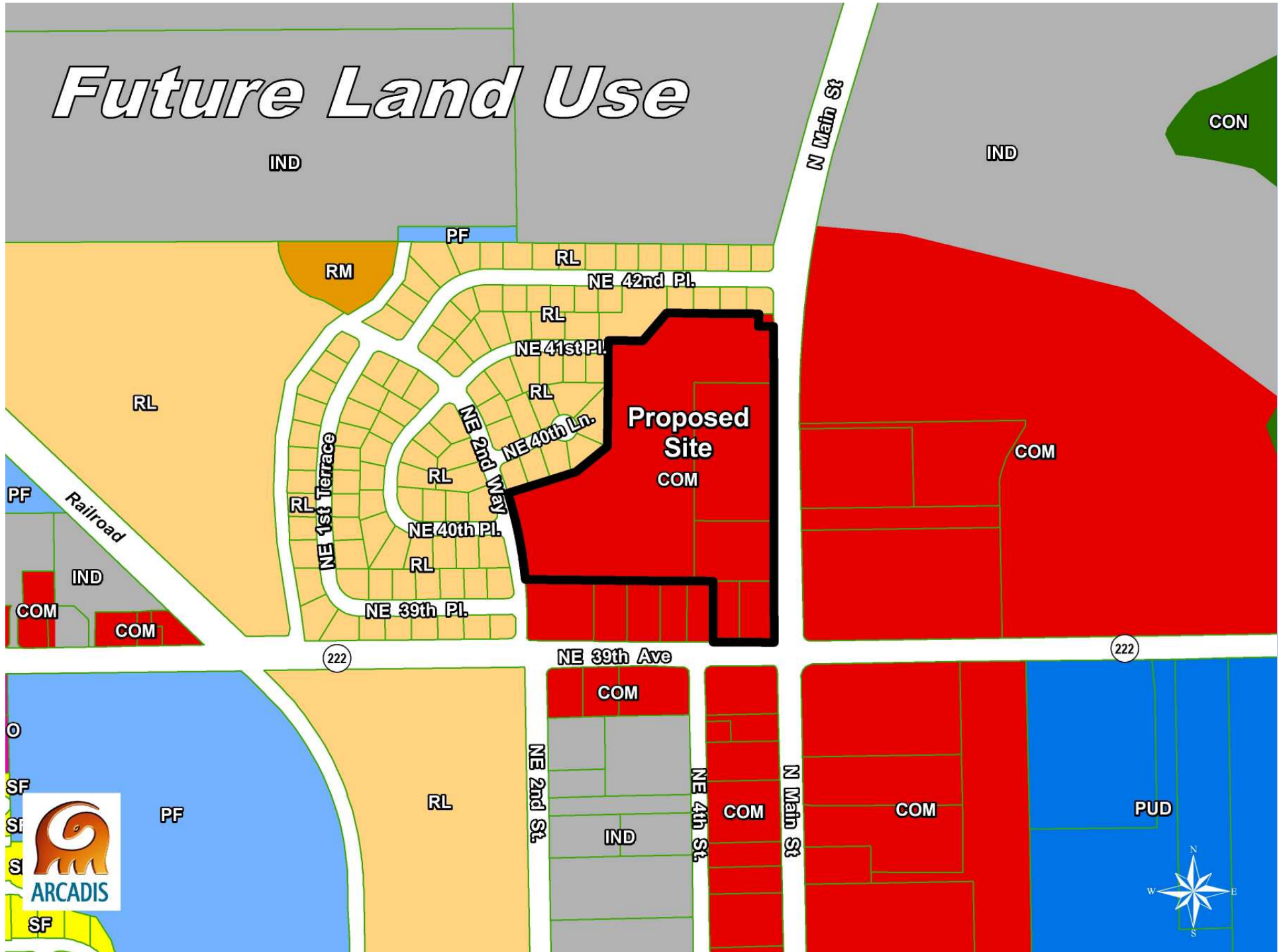
**Rezone property from:
BUS (General Business District)
to
PD (Planned Development)
to allow an Automotive Sales
Center and Associated
Development.**

Aerial

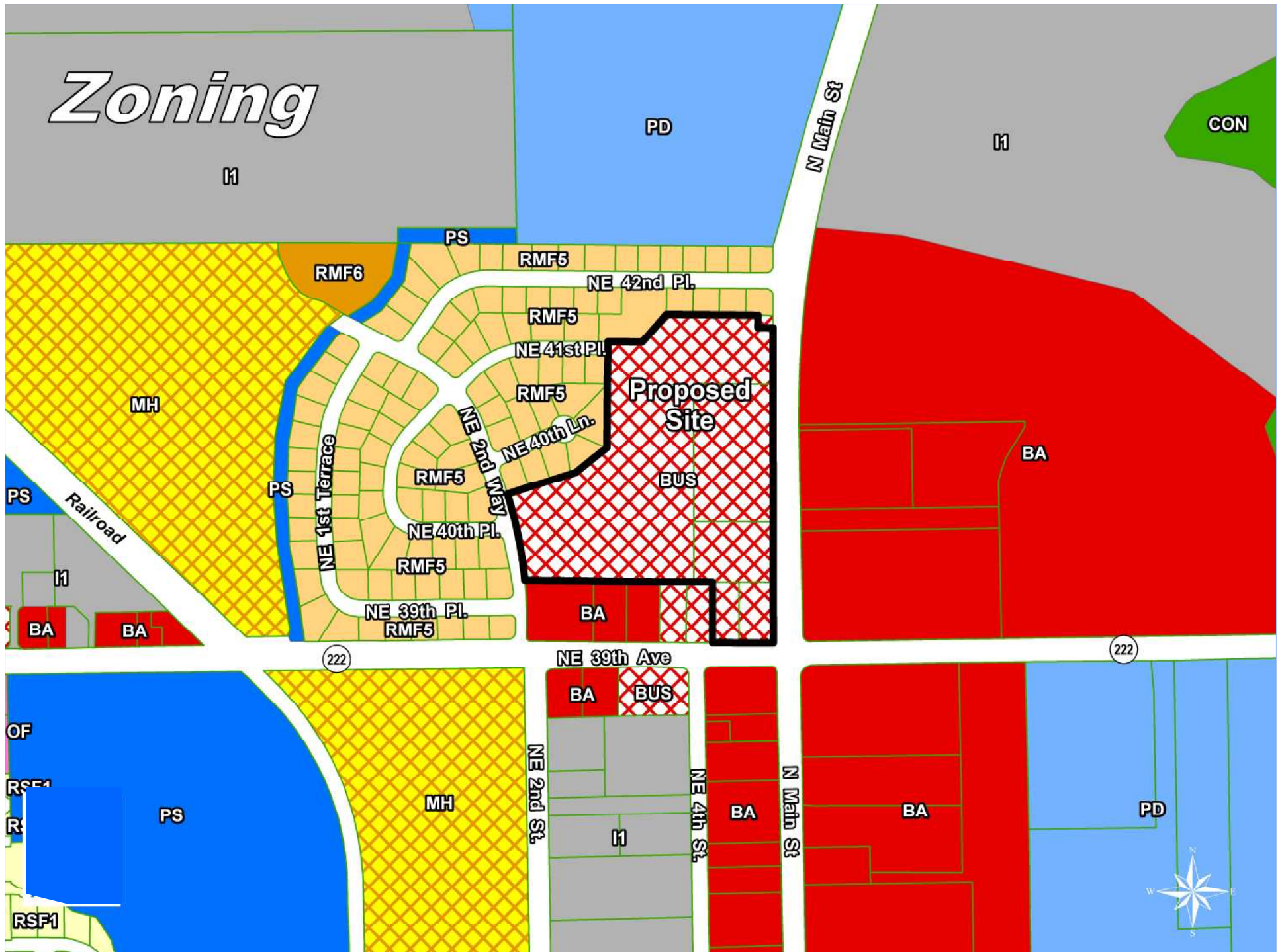
Proposed Site



Future Land Use



Zoning



Aerial

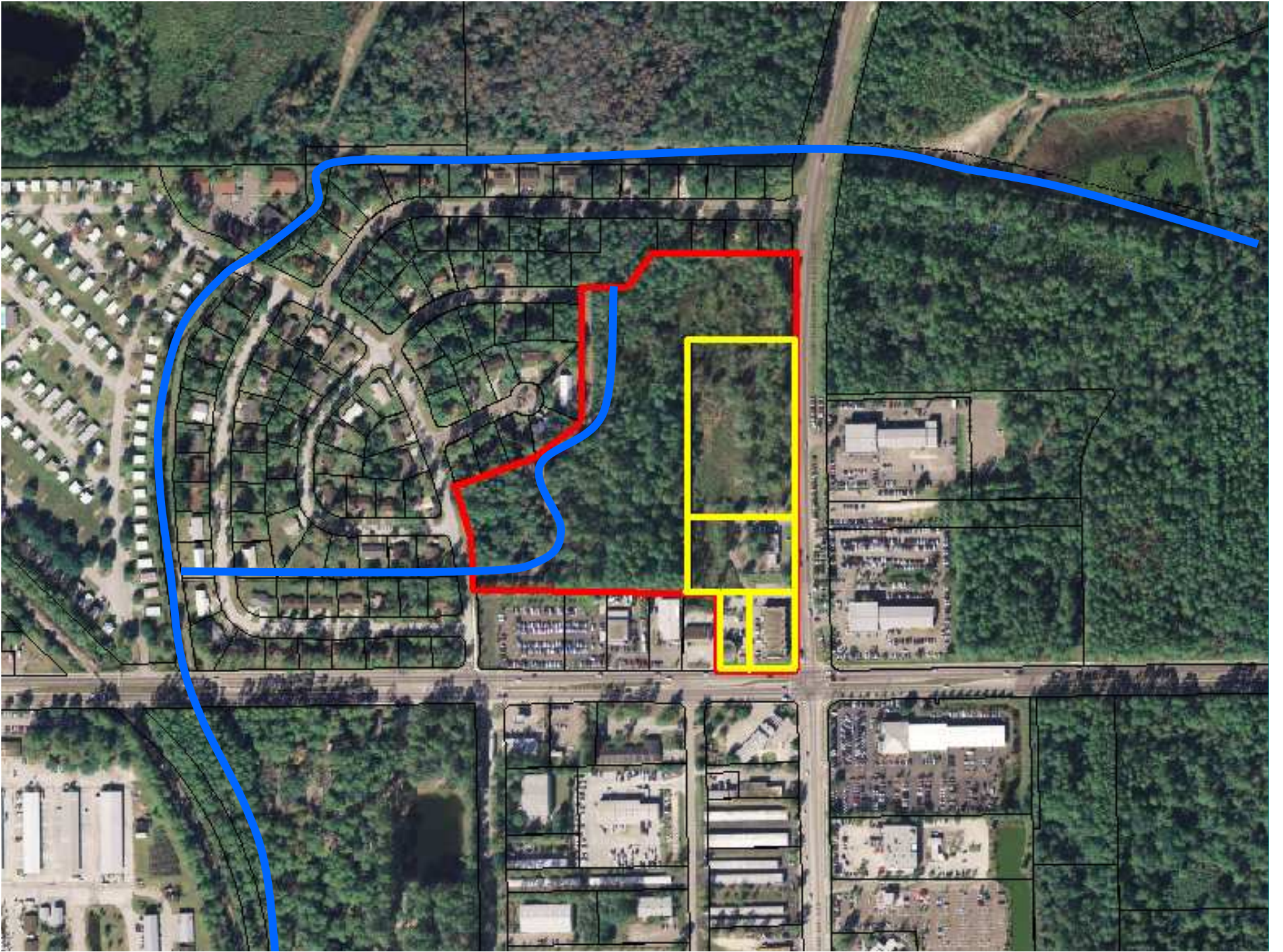


General Site

Aerial



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RMF-5

RMF-5

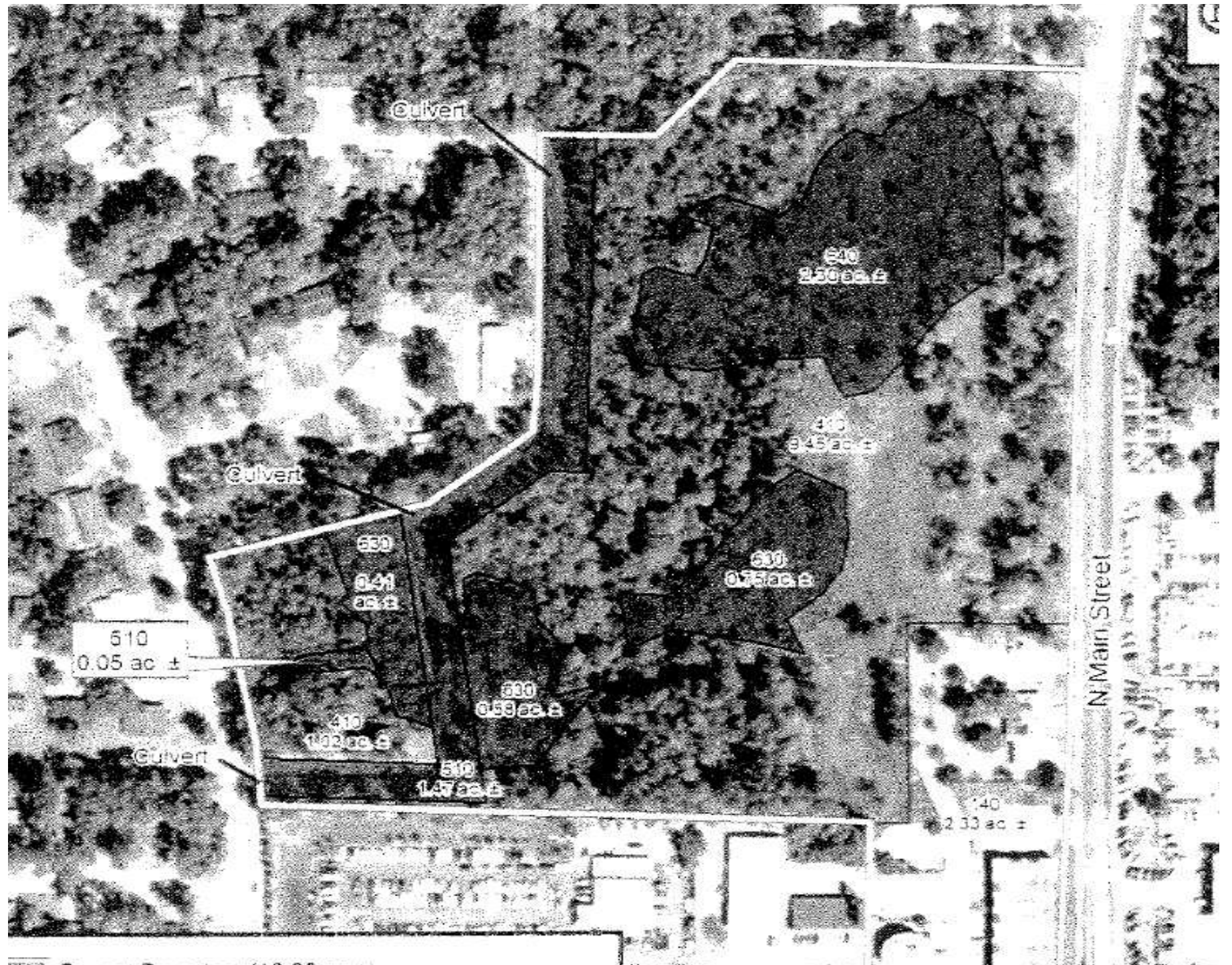
BA

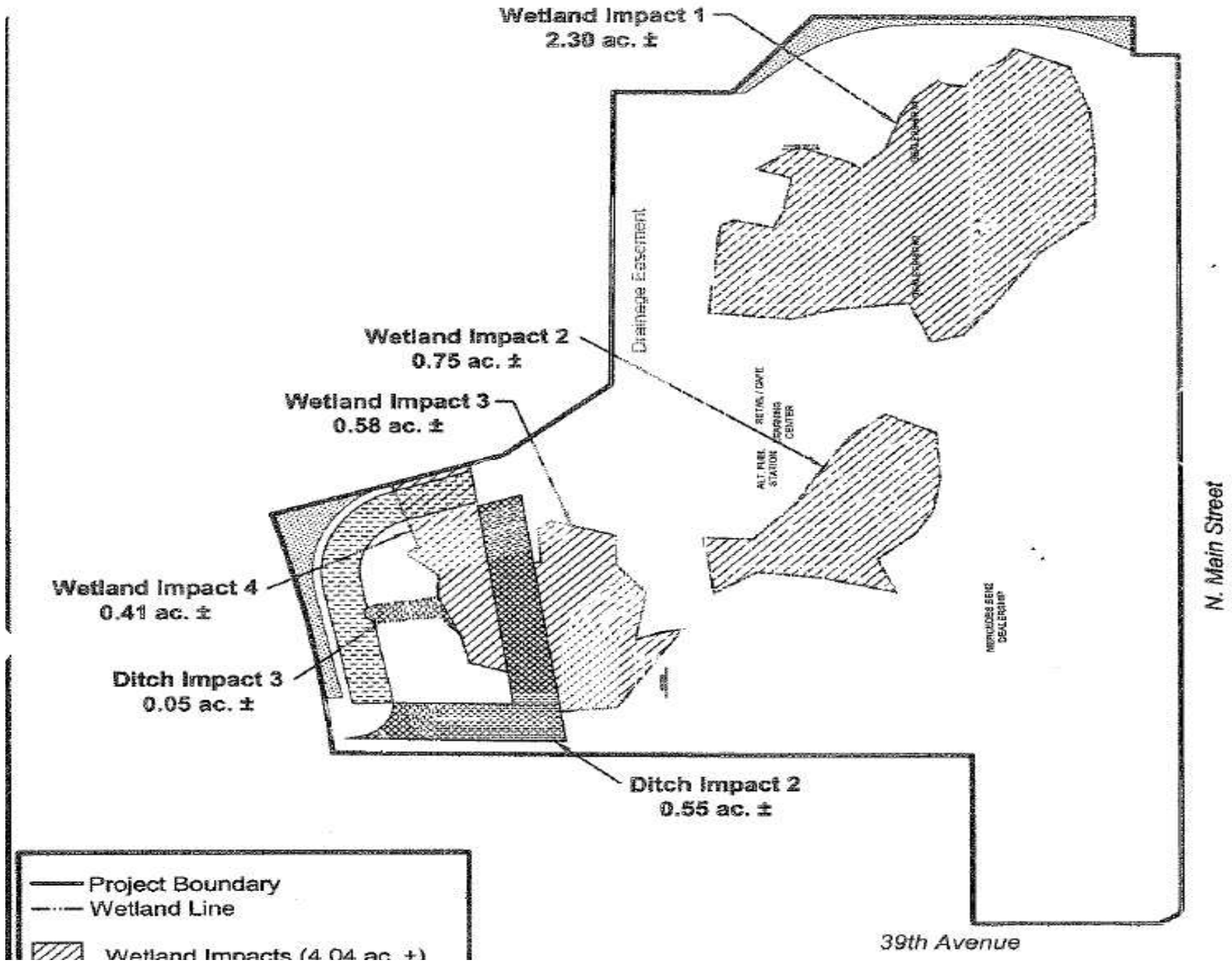
BA

BA

N. MAIN ST.
100' R/W

39 TH AVE.
100' R/W





- Project Boundary
- - - Wetland Line
- ▨ Wetland Impacts (4.04 ac. ±)

ON THE 1/4" SCALE, VERTICAL DIMENSIONS TO THE FACE OF
8" WIDE FENCE
2" GRADE, 3" CONCRETE ON FLY 150 L.P.

8" WIDE FENCE

LOADING AND UNLOADING
DOCK

RMF-5

325.4

200.0

200.0

EXISTING TRUCK
TRAY

BA

250.0

150.0

BA

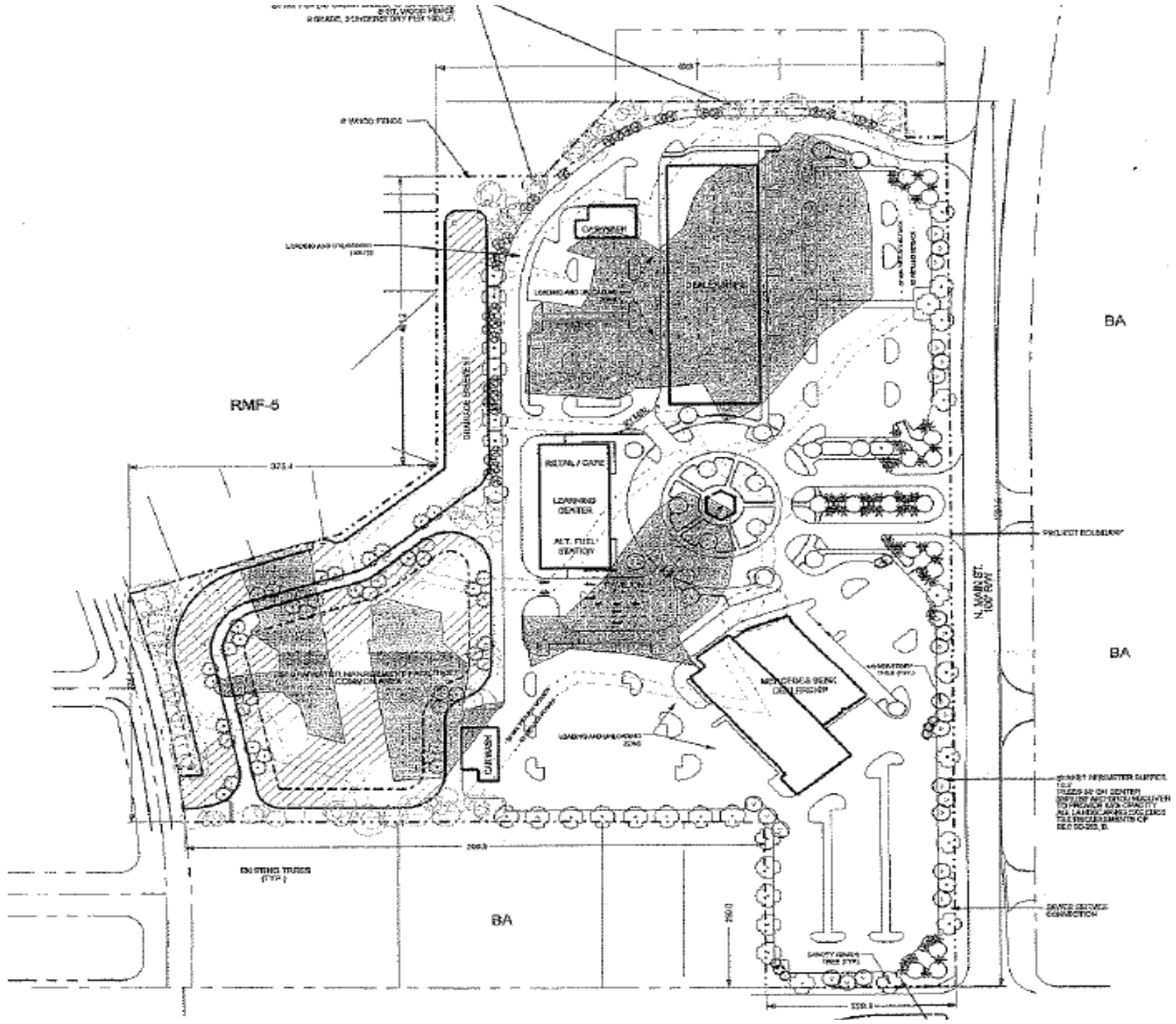
PROJECT BOUNDARY

BA

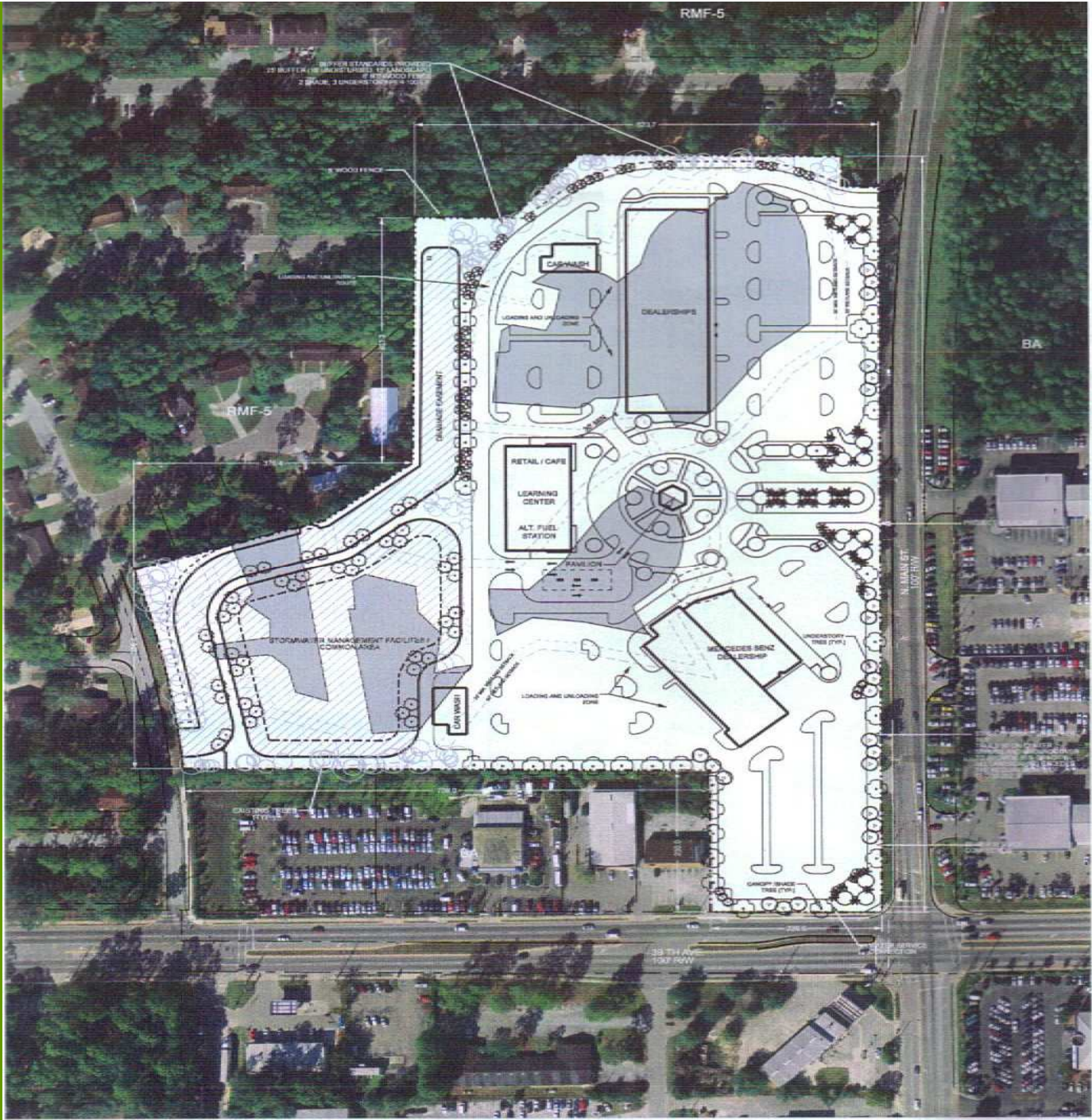
N. MAIN ST.
100' R/W

SHASTA FIREMASTER DAMPER
TOP
TRUSS AS CH CENTER
END OF ARCH CENTER
TOP INCLUDE 6" DIA. CRACK
ALL LAKESIDE JOINTS TO BE
REINFORCED WITH CP
REINFORCING

DRIVE SERVICE
CONNECTION



RMF-5



RMF-5

RMF-5

WETLAND
ENHANCEMENT

DRAINAGE EASEMENT

CAR WASH

DEALERSHIPS

RETAIL / CAFE

ALT. FUEL STATION

CAR WASH

STORMWATER MANAGEMENT FACILITIES /
COMMON AREA

BA

BA

BA

39 TH AVE.
100' R/W

N MAIN ST.
100' R/W









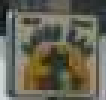


Looking SE from 39th Avenue, Note the buildings on the corner.





2007 Raider
\$12,888
CALL BURNETT



STOP





















STAFF RECOMMENDS
APPROVAL
WITH
CONDITIONS