

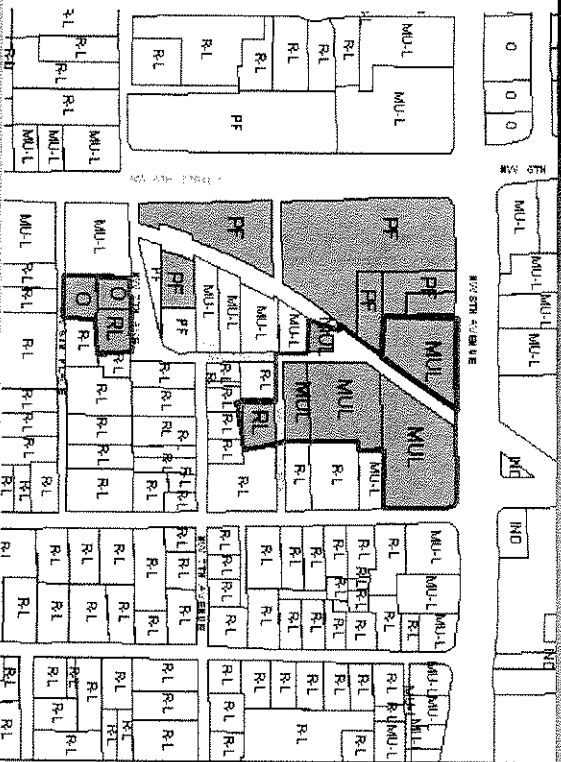


94LUC-08PB & 17PSZ-08PB
Land use change to Public
Facilities & rezoning to PS District
for GPD Headquarters Expansion

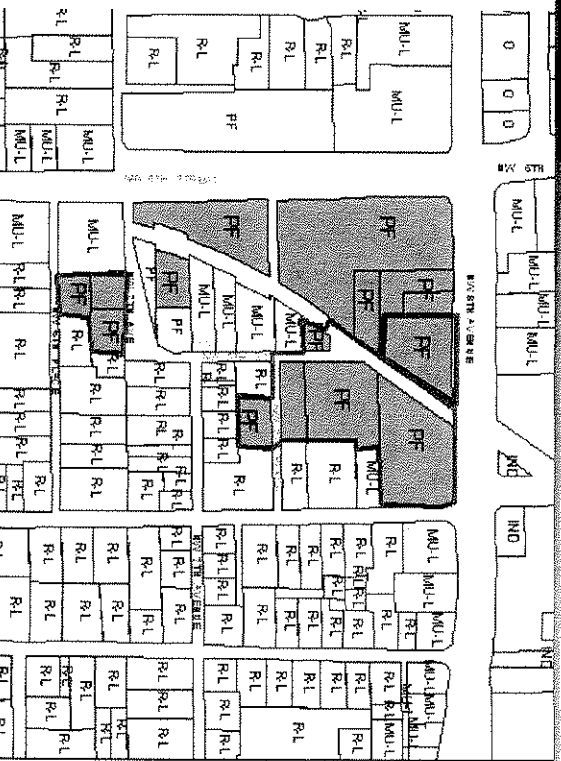
October 2, 2008

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Existing Land Use

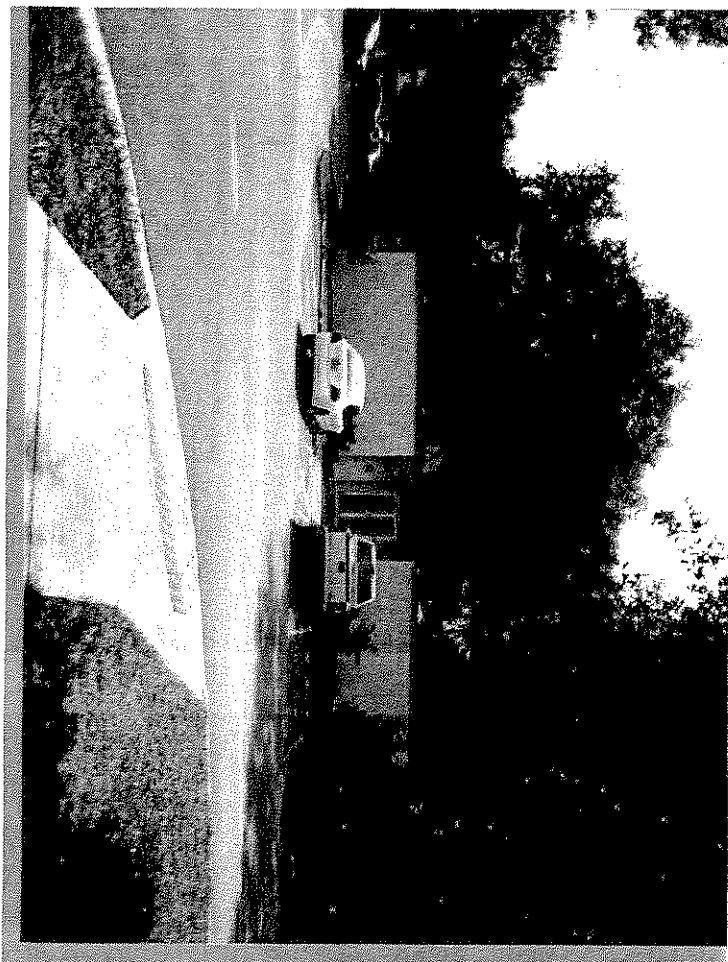
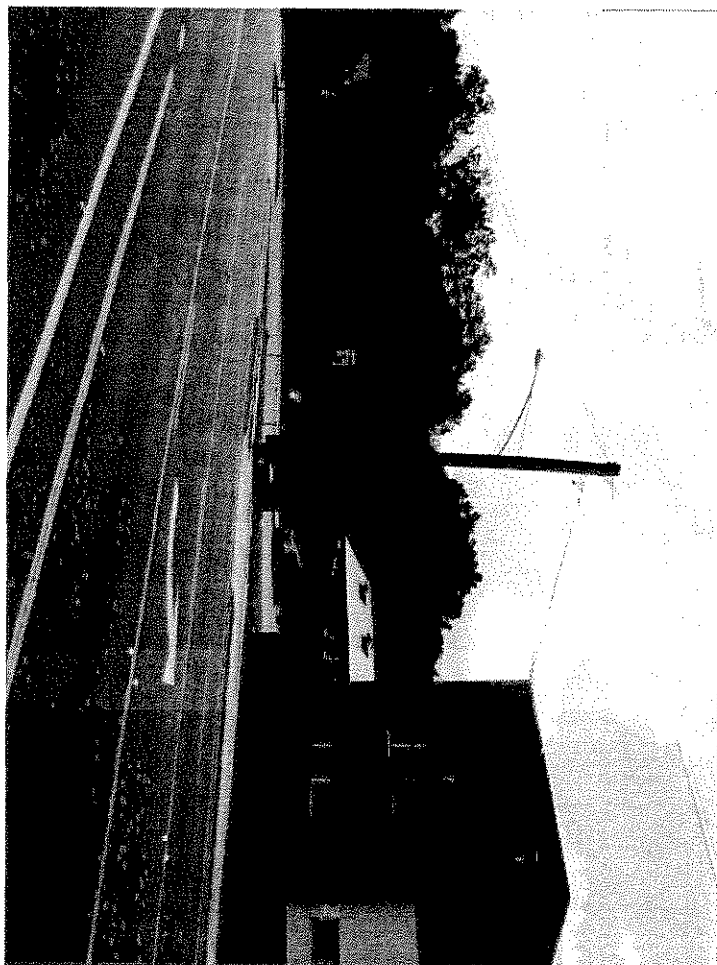
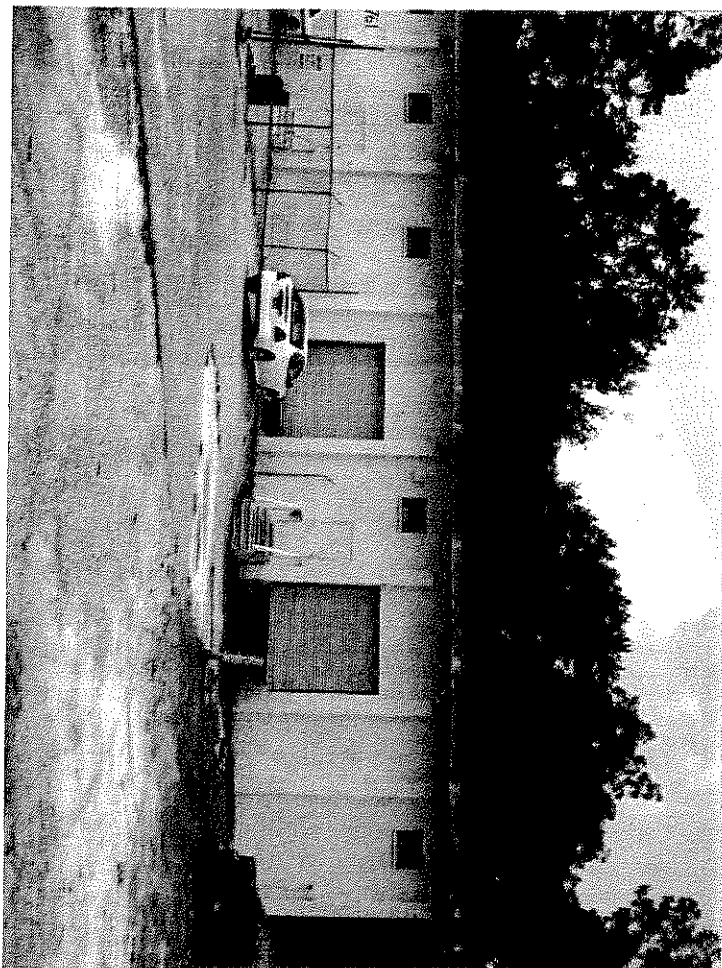
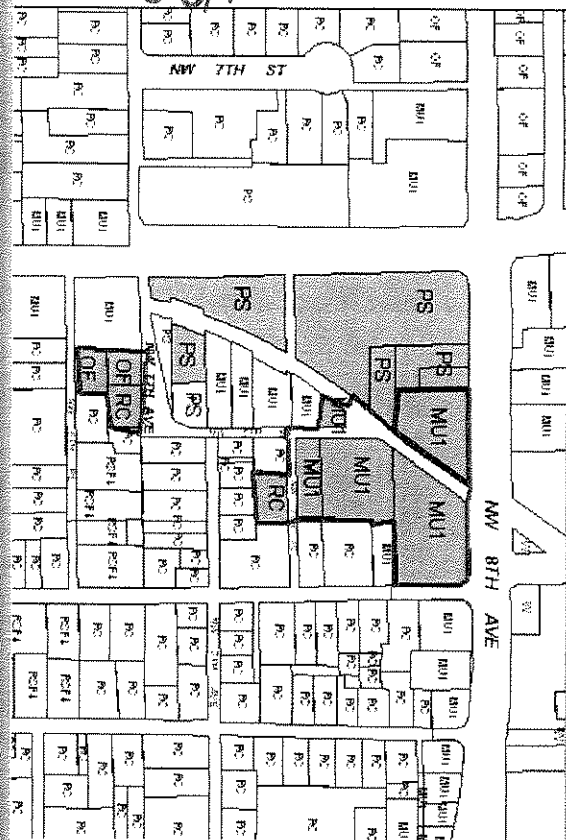


Proposed Land Use



Existing Zoning

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PS Rezoning

OBJECTIVES:

- Ensuring public awareness of potential new facilities and providing opportunity for input
- Evaluating location and compatibility with surrounding uses
- Minimize negative impacts on surrounding properties through development plan review
- Preliminary development plan may or may not be included with rezoning application

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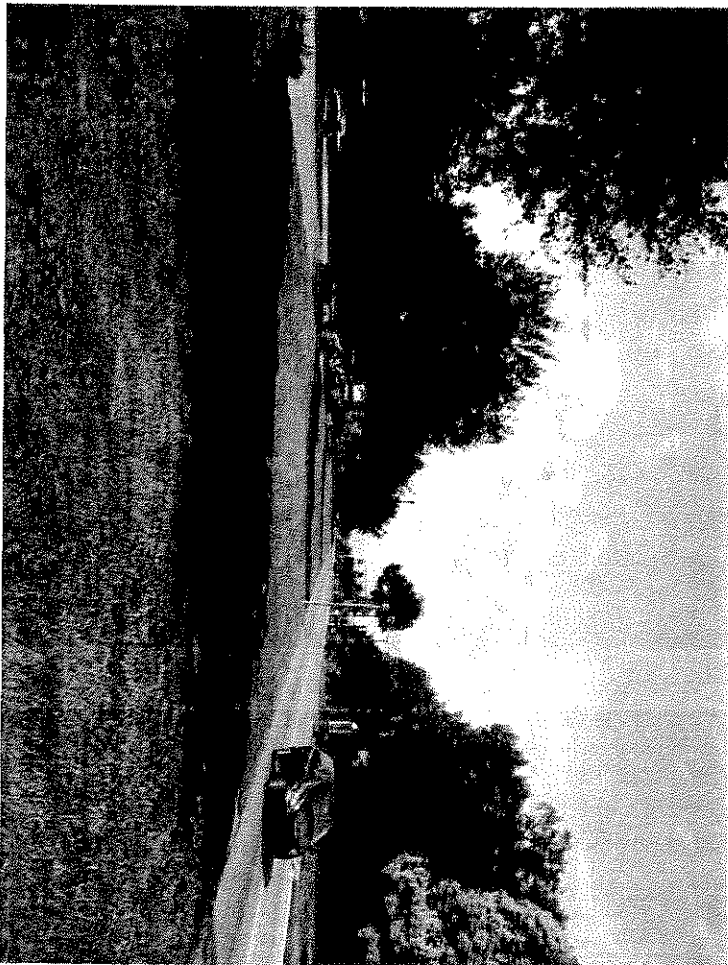
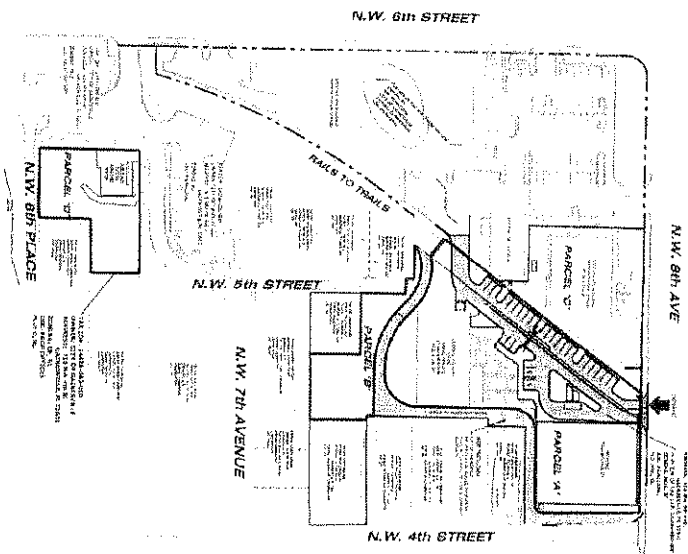
PS Rezoning

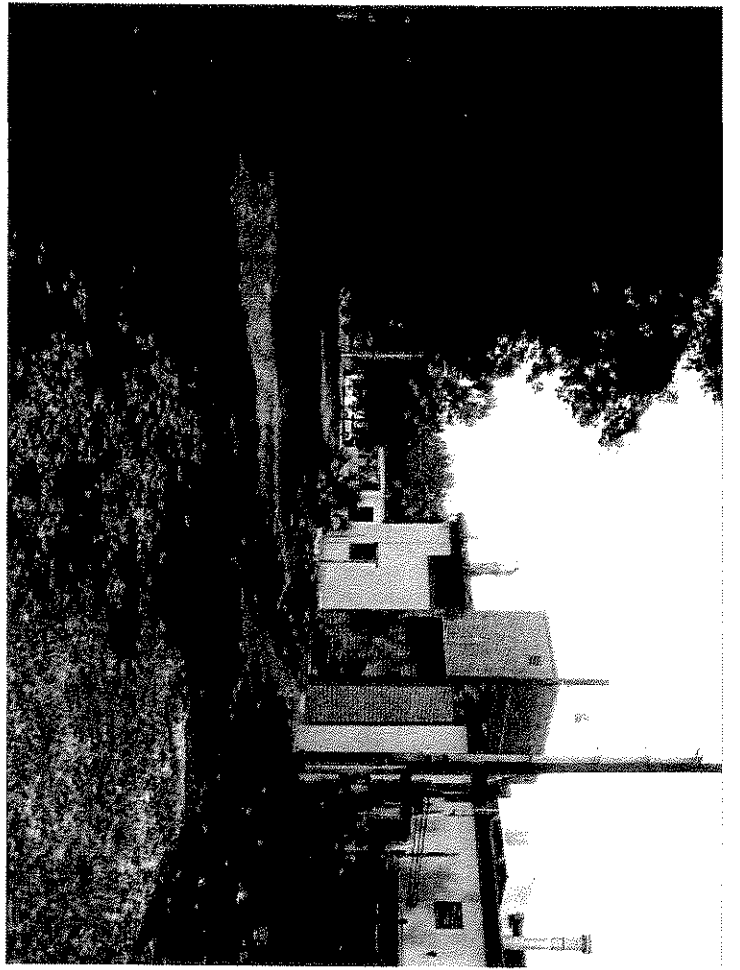
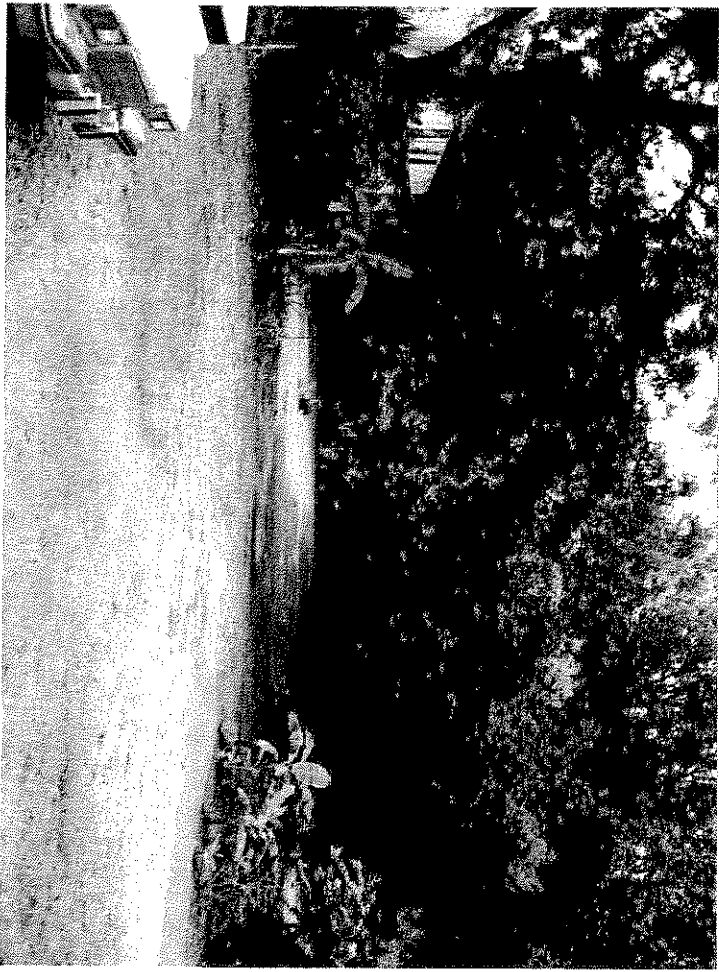
Specific standards:

- 10' building setback around site; no setback required adjacent to rail trail parcel
- Type C Buffer adjacent to residential uses; no buffer required adjacent to rail trail parcel
- Compliance with standard noise regulations
- Permitted uses – includes typical public administration uses & transmitter towers, indoor firing range, analysis center

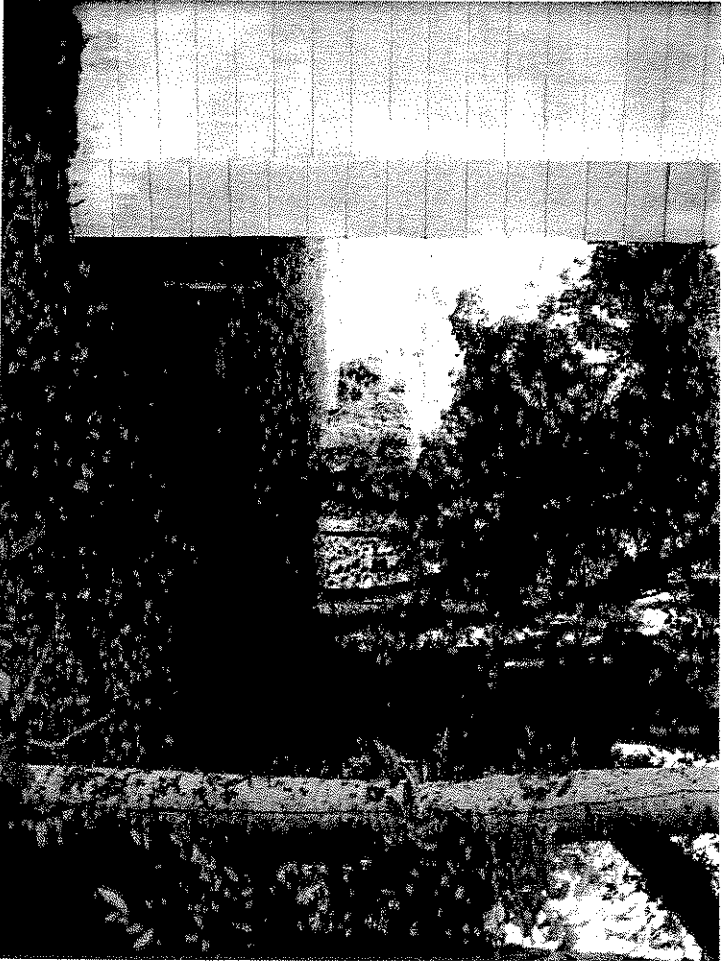
Proposed rezoning includes:

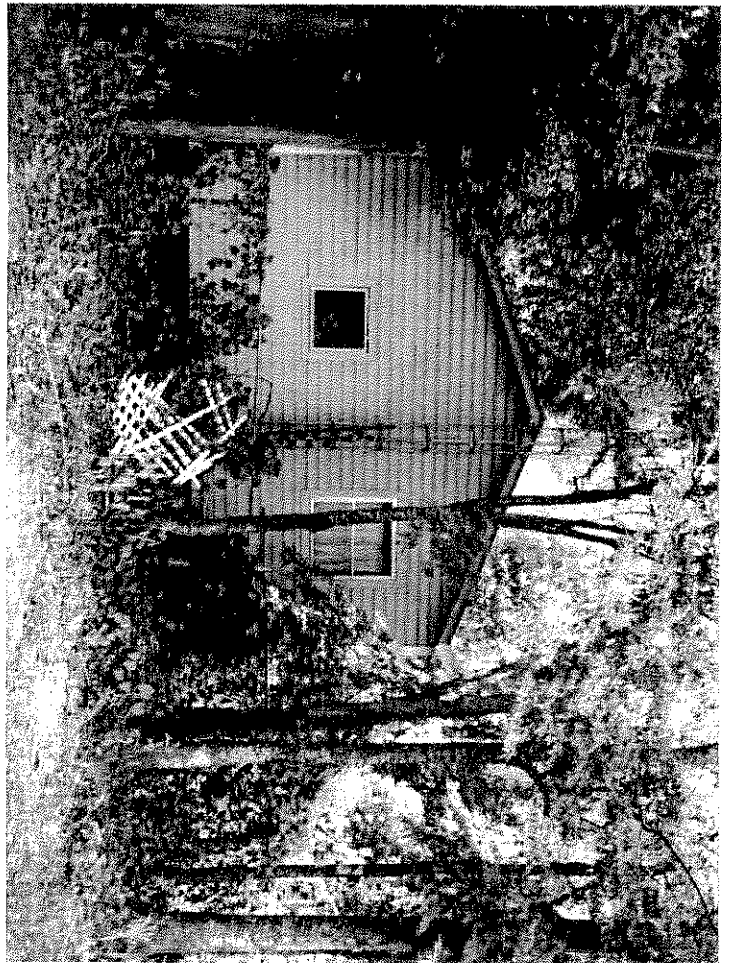
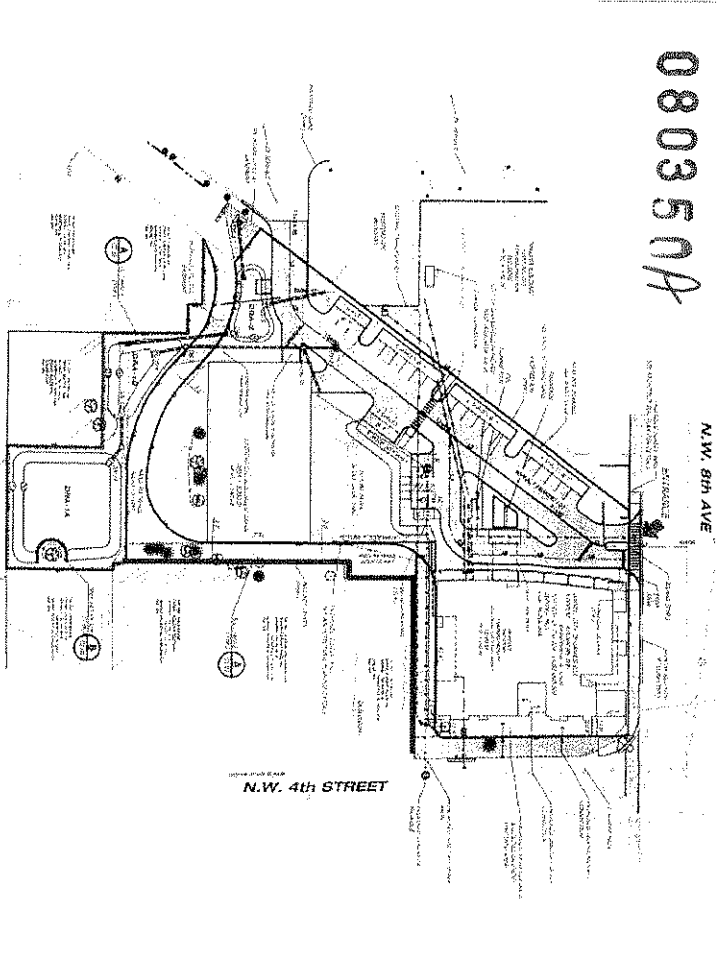
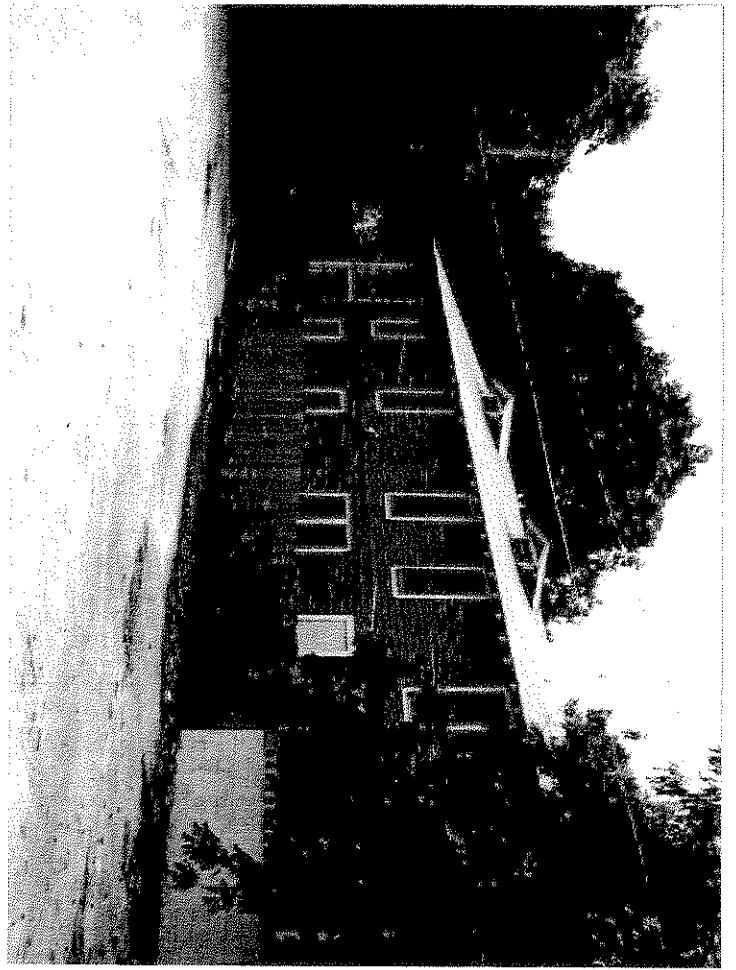
- Training center building and offices
- Warehouse renovation – firing range, situation rooms
- Dentist office renovation – analysis center
- New access drive and parking area
- Realignment of rail trail





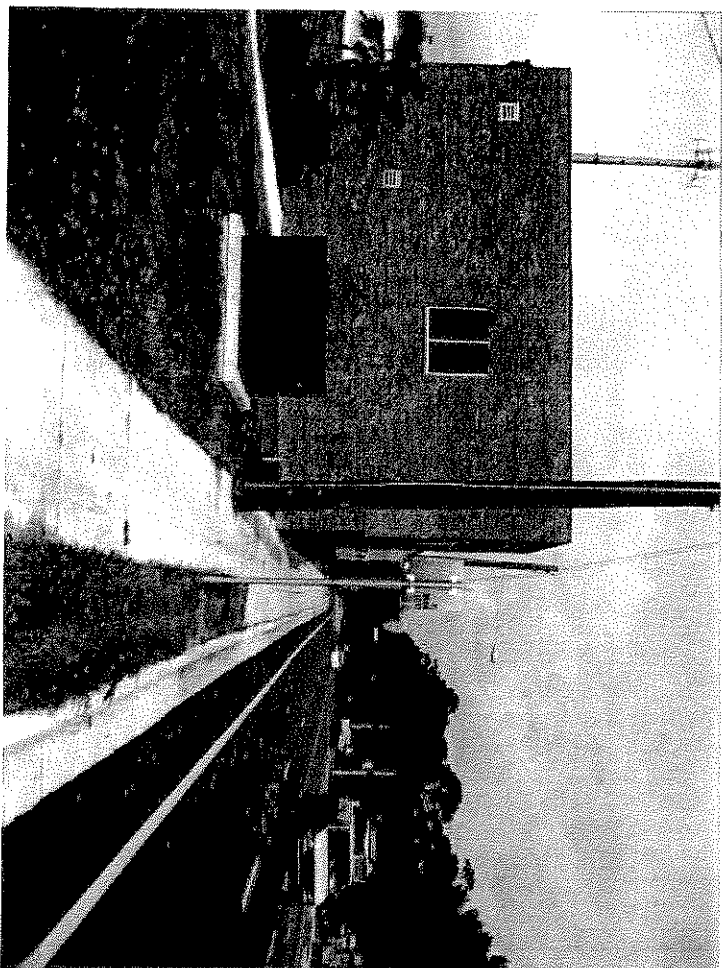
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PS Zoning Conditions:

- Minor subdivision prior to ordinance
- Development plan consistent with zoning standards and layout
- CRA streetscape standards on NW 8th Ave
- Streetlights on NW 8th Avenue
- 8' fence or wall along boundary of trail
- Compliance with noise ordinance



Staff Recommendation:

*Approval of GPD Headquarters Expansion
land use change (94LUC-08PB) and
rezoning (17PSZ-08PB)*

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