

# PIZZA HUT REDEVELOPMENT GRANDMERE PLAZA SITE DEVELOPMENT PLAN

DESIGN REVIEW BOARD  
FEBRUARY 24, 2021





340 S. Wilcox Street

Subject Property

0 50 100 150 Feet

North Arrow

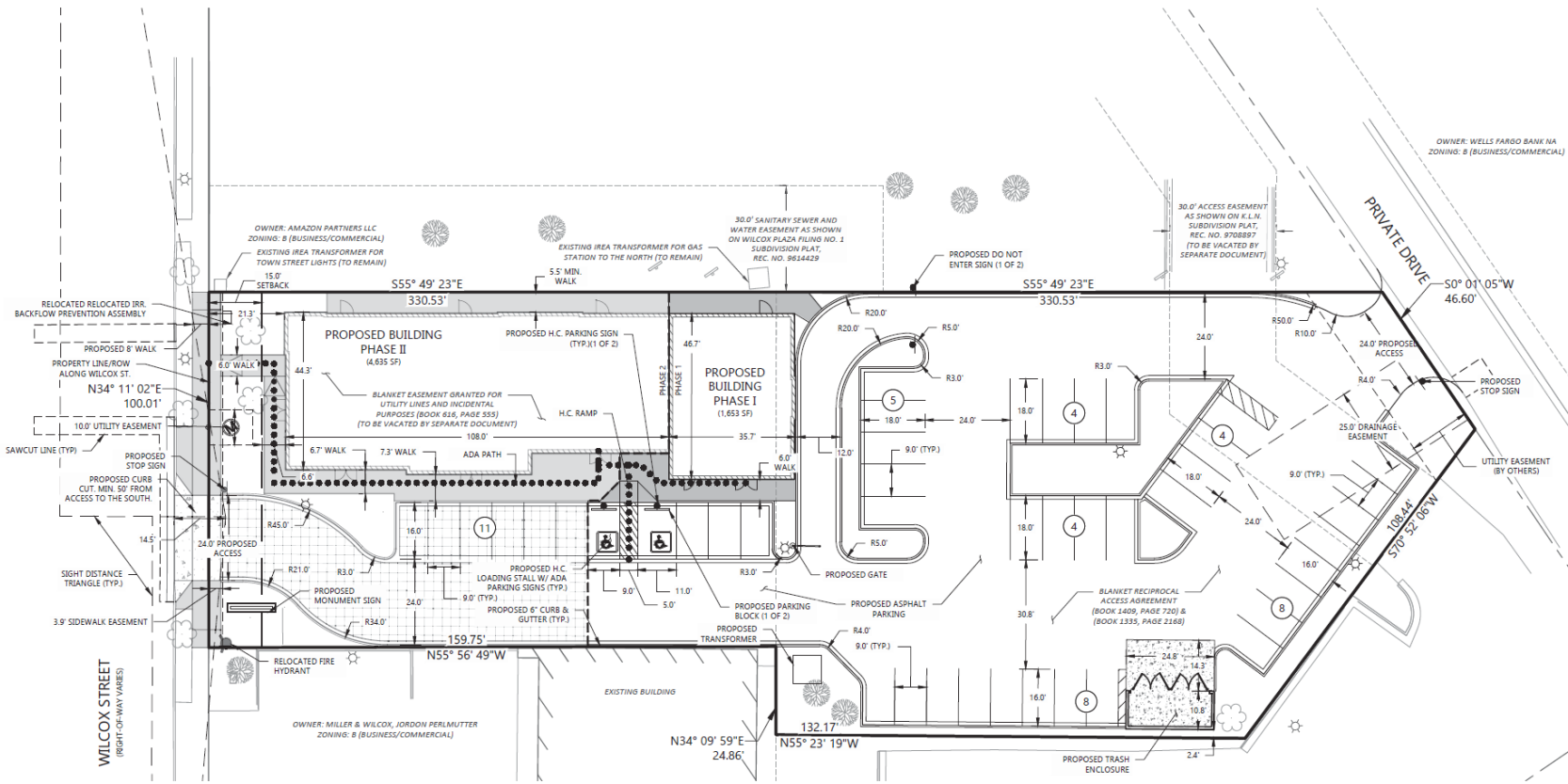
San Geronimo County



# CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

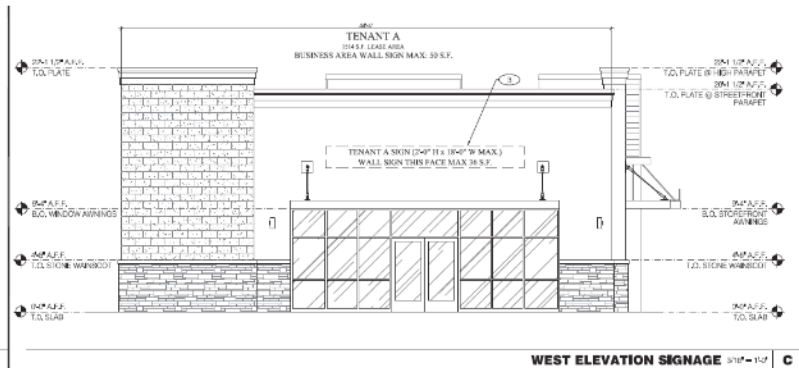
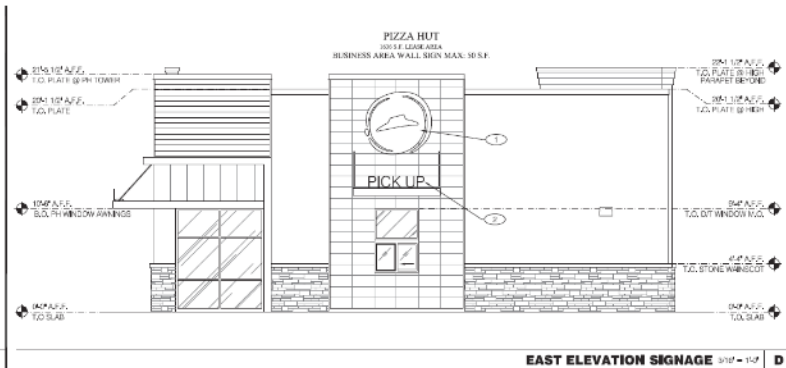
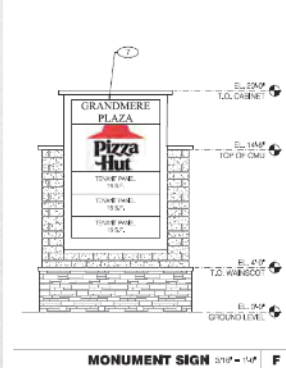
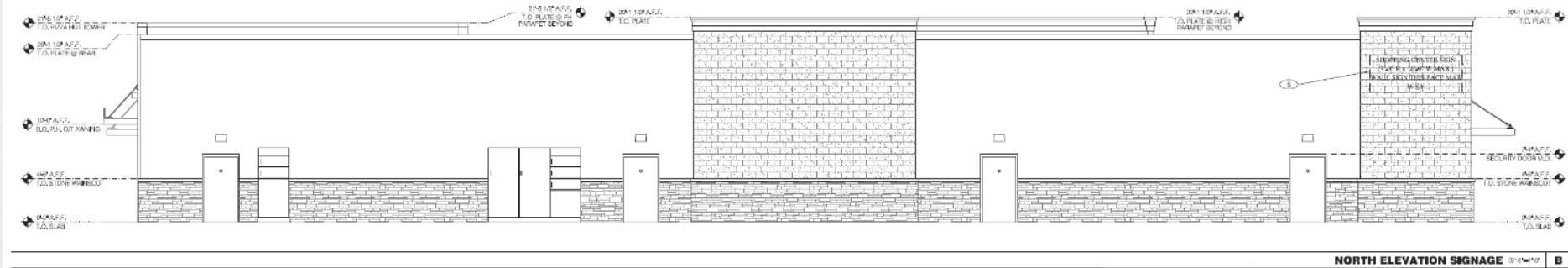
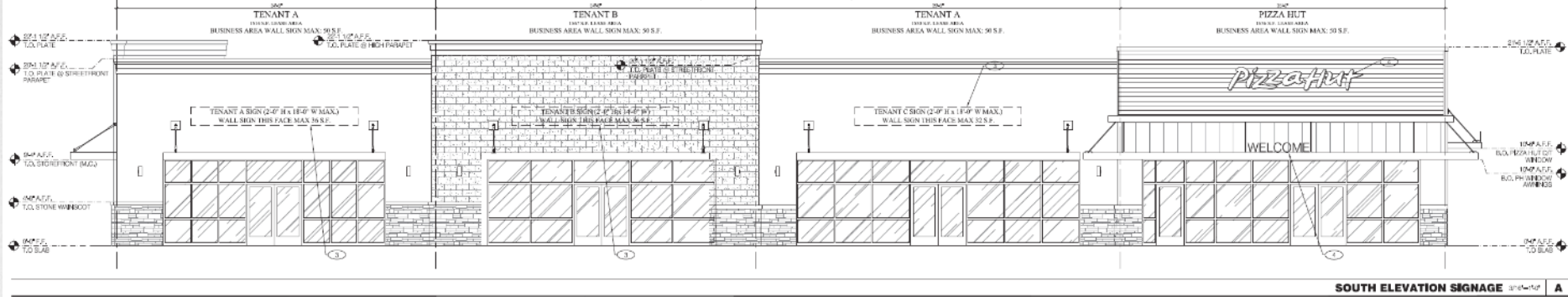
- Compliance with Zoning Requirements
  - DOD, South District
  - South Downtown Non-Residential Parking
  - B, Business/Commercial
- Site Layout, Circulation and Connectivity, Utility Compliance and Off-site Impacts
- Compliance with DOD design standards

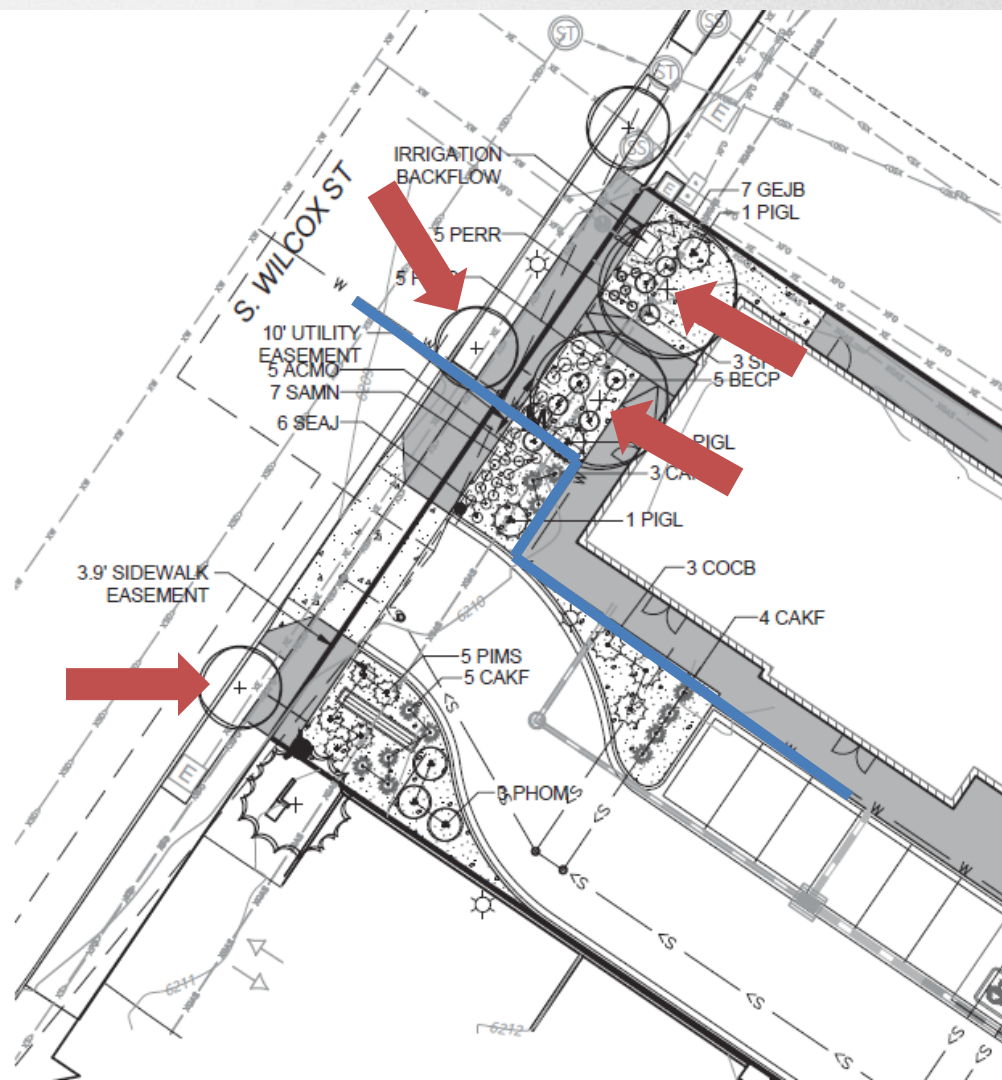
# SITE LAYOUT



0 10 20 40

SCALE: 1" = 20'







# **SDP REVIEW AND APPROVAL CRITERIA**

- Conforms with Town Vision and Master Plan
- Compliance with Zoning Requirements
  - DOD, South District
  - B, Business/Commercial
- Site Layout, Circulation and Connectivity, Utility Compliance and Off-site Impacts
- Compliance with DOD design standards

# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with DOD and B, Business/Commercial zoning
- Meets CRMC 17.38, 17.50, and 17.42
- Landscape variance is justifiable

## RECOMMENDATION

- Staff recommends approval of the Site Development Plan and street tree variance as presented.



# QUESTIONS?

DESIGN REVIEW BOARD  
FEBRUARY 24, 2021



# PROPOSED MOTION

## APPROVAL OF SDP AND VARIANCE

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve (i) the Site Development Plan, Amendment No. 1, for Lot 1 K.L.N. Subdivision as shown; and (ii) the landscape variance to allow four instead of five street trees along S. Wilcox Street. Further, the Board finds there is no adverse effect on the public’s health, safety, and welfare as it pertains to the requested variance.”*

# PROPOSED MOTION

## APPROVAL WITH CONDITIONS

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to approve with conditions (i) the Site Development Plan, Amendment No. 1, for Lot 1 K.L.N. Subdivision as shown; and (ii) the landscape variance to allow four instead of five street trees along S. Wilcox Street. The conditions are as follows:”*



# PROPOSED MOTION

## DENIAL OF SDP AND VARIANCE

*“Based on the applicable Code criteria that the Board considered, the evidence presented at the hearing, and the staff report, I move to deny (i) the Site Development Plan, Amendment No. 1, for Lot 1 K.L.N. Subdivision as shown; and (ii) the landscape variance to allow four instead of five street trees along S. Wilcox Street., finding that one or more of the following criteria has not been satisfied pursuant to the 17.42.100.B.:”*

# PROPOSED MOTION

## CONTINUANCE

*“I move to continue the Site Development Plan, Amendment No. 1, for Lot 1 K.L.N. Subdivision to the next regular Design Review Board meeting on March 10, 2021.”*