



PZ 17-01 Comprehensive Plan Amendment

ZC 17-04 Zone Change

SP 17-114 Minor Site Plan Review

# Mt. Pleasant Annex

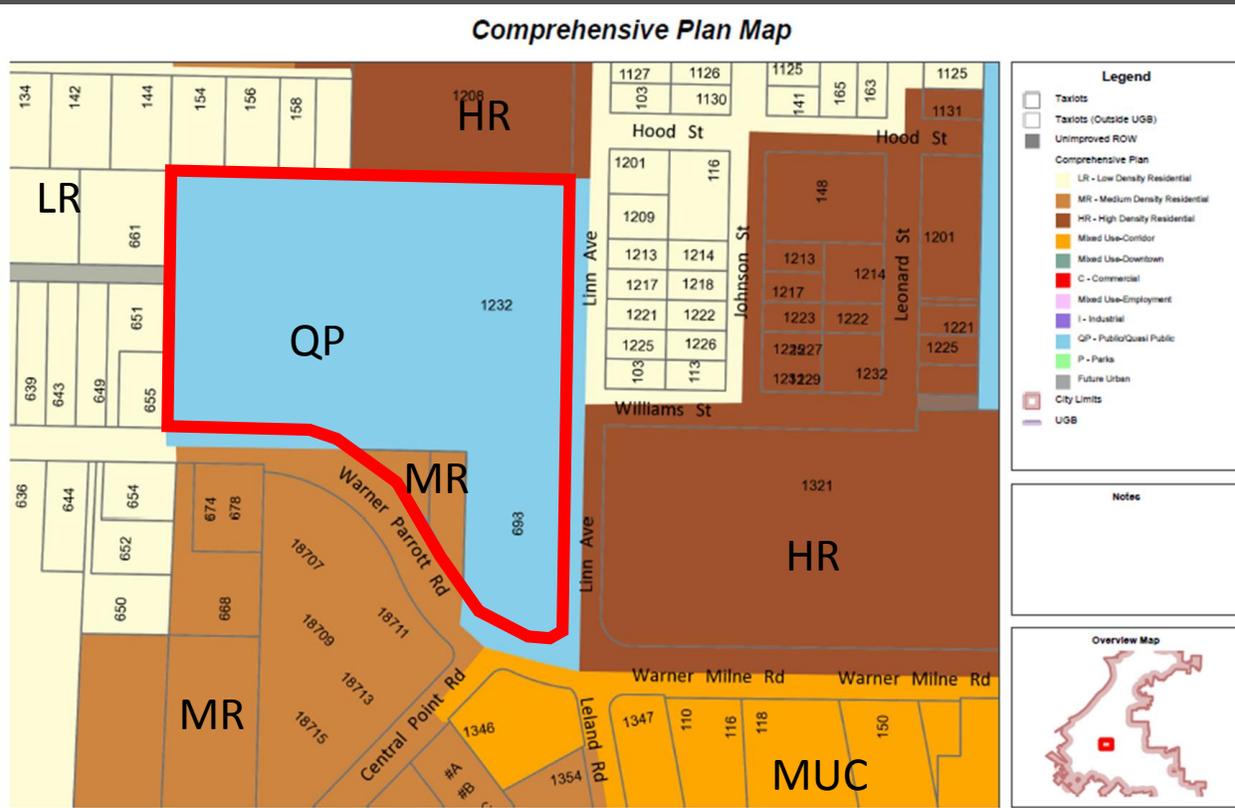


# Proposed Applications

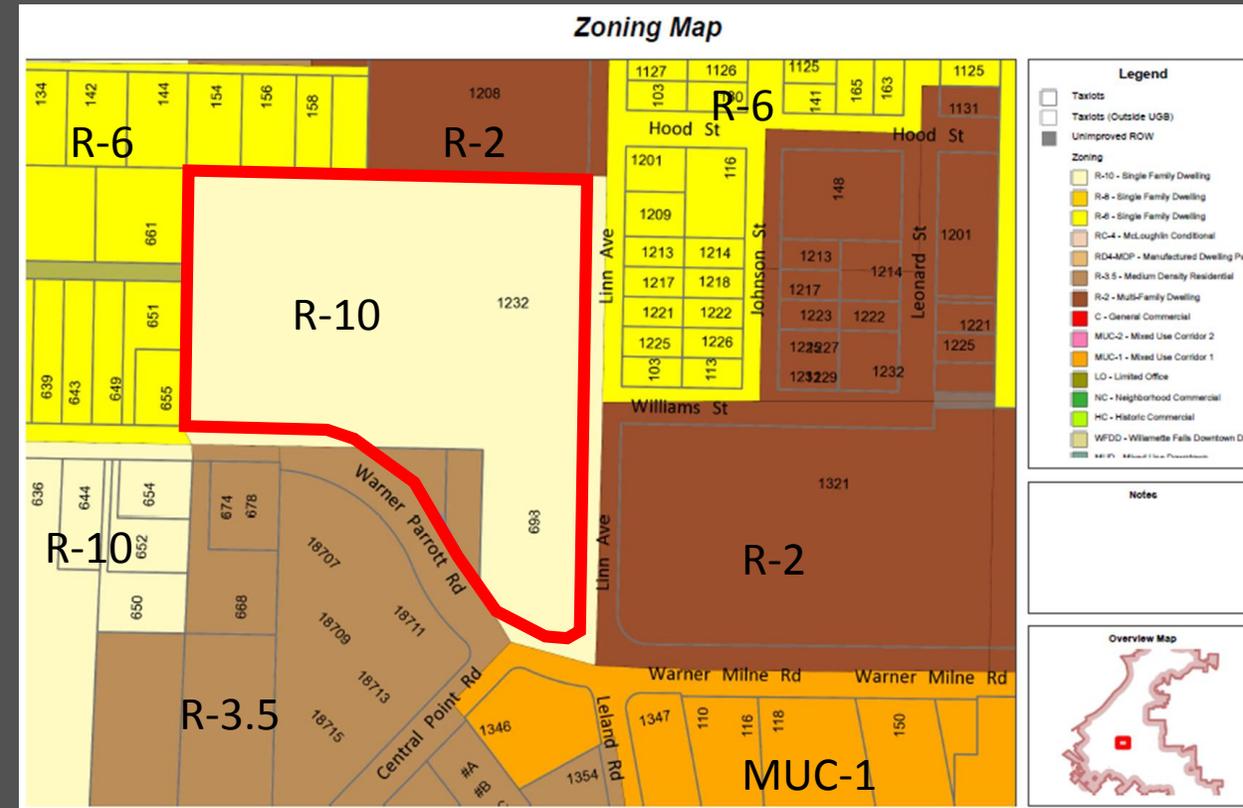
- Comprehensive Plan Amendment
- Zone Change
- Minor Site Plan and Design Review

# Comprehensive Plan Amendment and Zone Change

## MR to Public/Quasi-Public

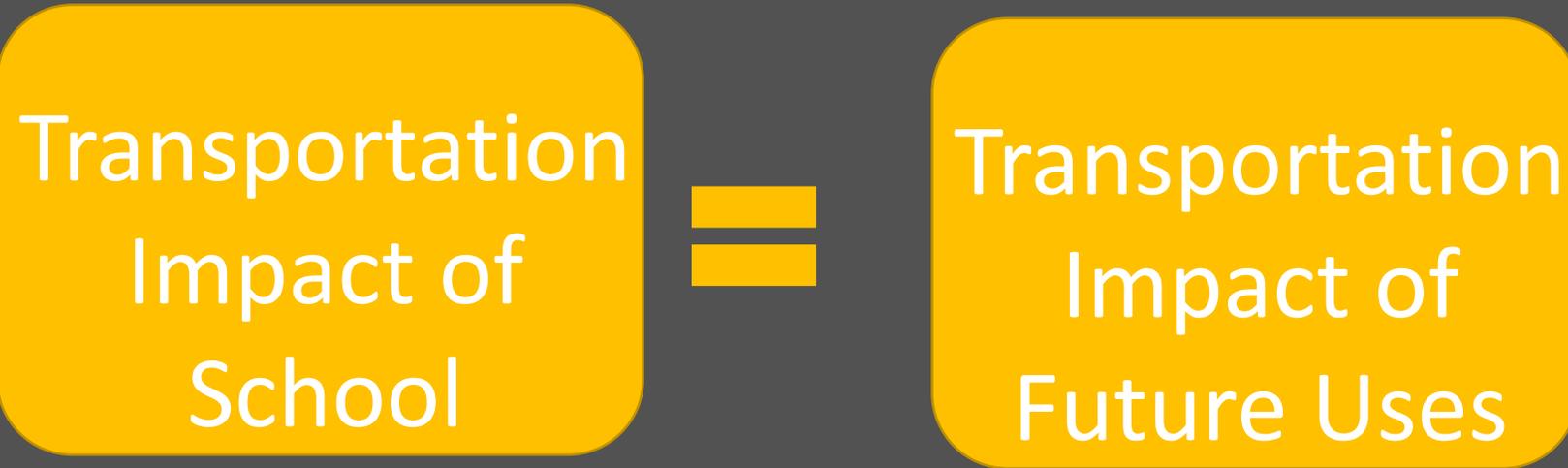


## R-10/R3.5 to Institutional



Proposed Trip Cap: 238am and 143pm Peak Hour Trips

# Trip Cap



238AM and 143PM Peak Hour Trips Measured:

- Land Use Review
- Business License Review
- Both

# Minor Site Plan and Design Review

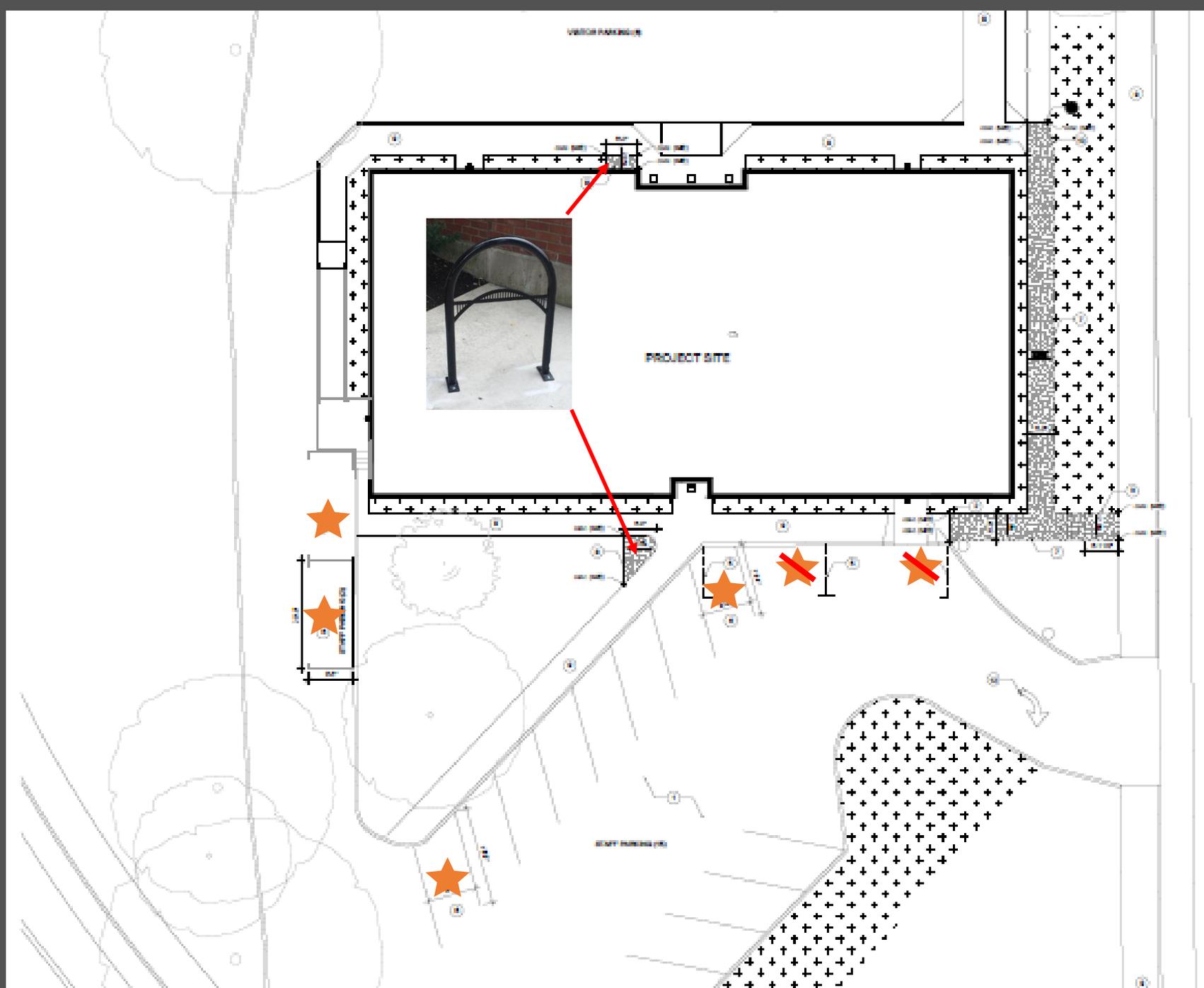


- Roof
- Siding
- Windows/Doors

- Landscaping
- Parking Lot

Picnic Bench  
Flag Pole

★ 4 New  
Parking Stalls



★/ 2 Parking Stalls  
Removed

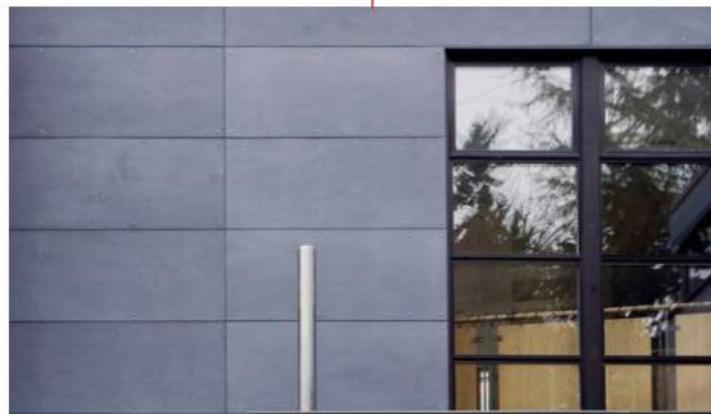




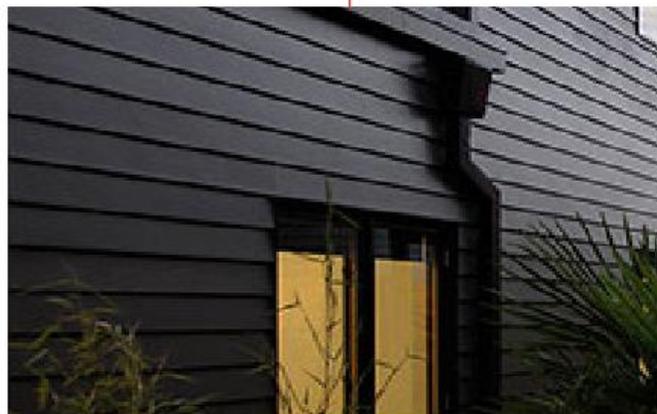
Front (Facing Intersection)



Rear (Facing School)



Cement Panel Board Painted

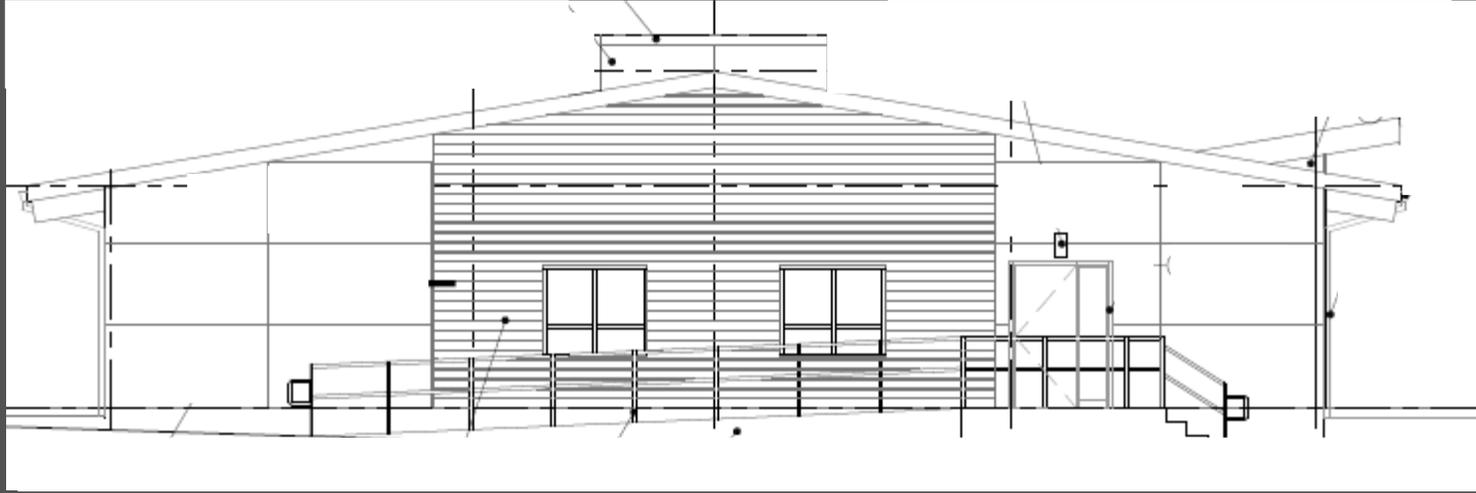


Cement Panel Lap Siding Painted

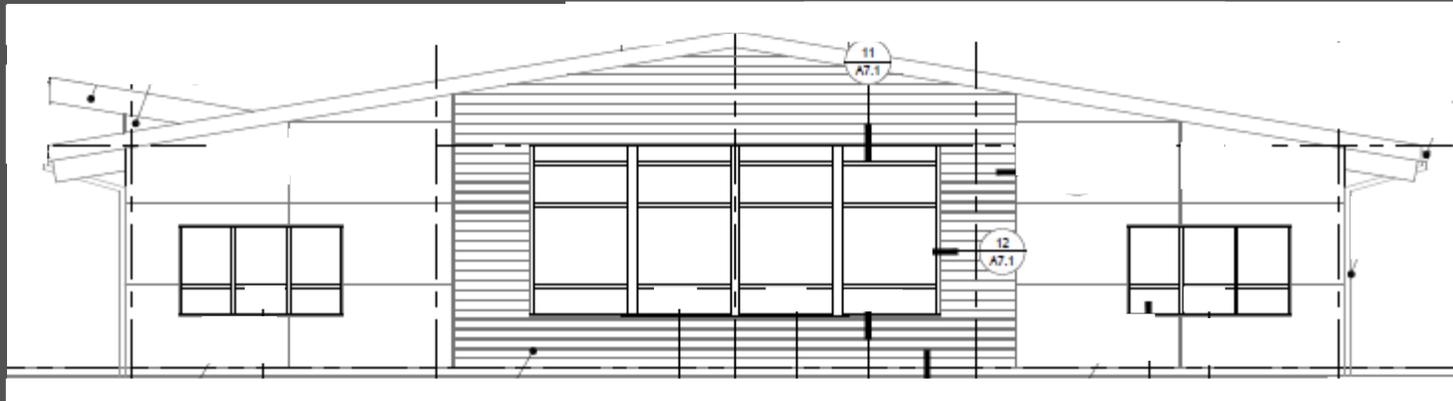


Dark Bronze Aluminum Windows

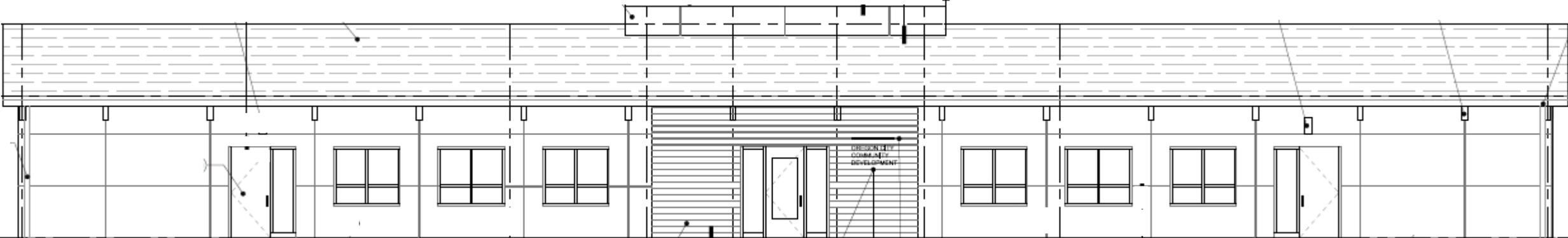
West



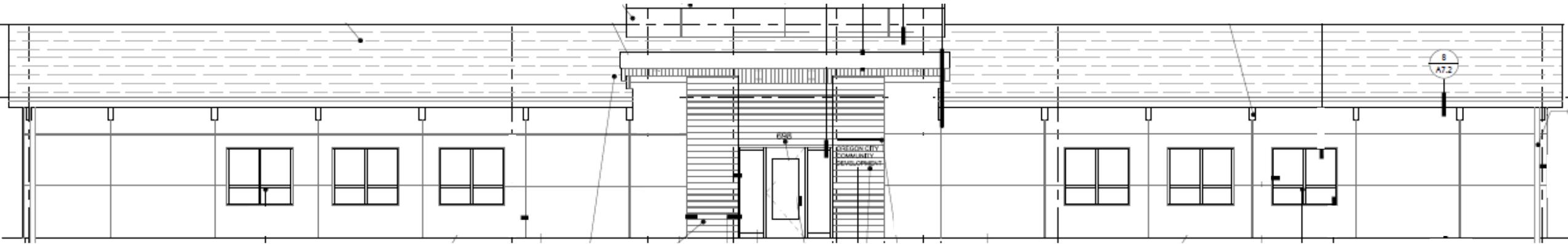
East (Facing Linn Ave.)

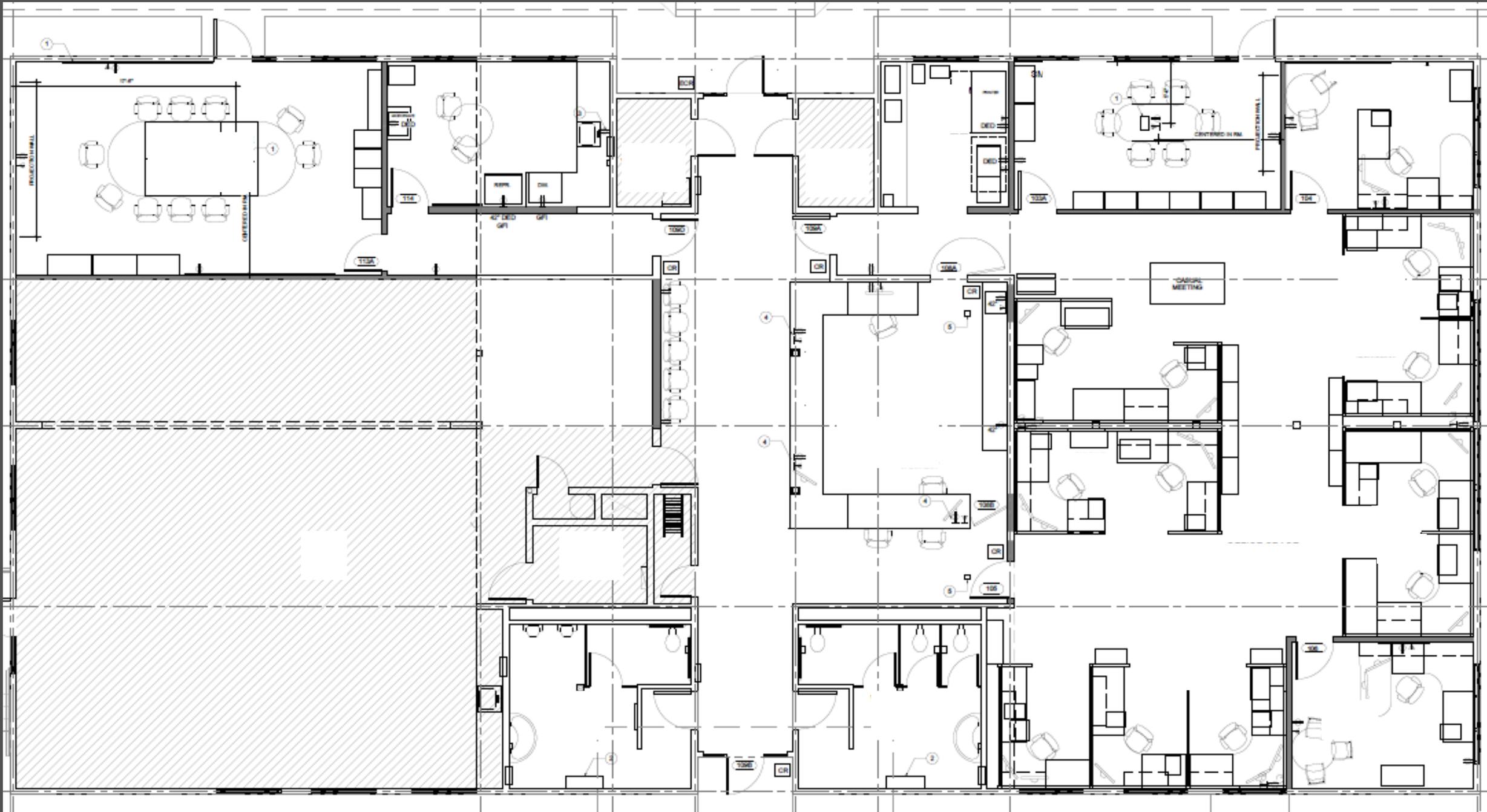


North (Facing School)



# South (Facing Intersection)





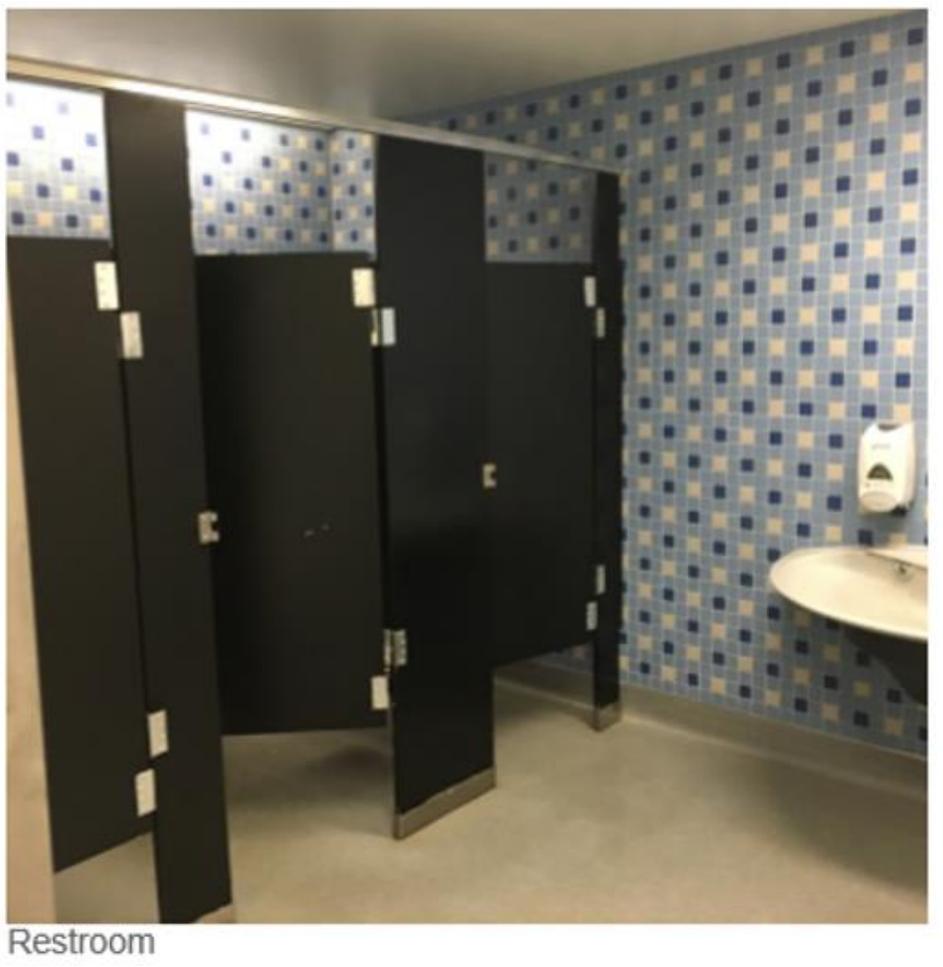
## 17.68.020 - Criteria.

The criteria for a zone change and amendments to the Comprehensive Plan are set forth as follows:

- A. The proposal shall be consistent with the goals and policies of the comprehensive plan.
- B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to issuing a certificate of occupancy. Service shall be sufficient to support the range of uses and development allowed by the zone.
- C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.
- D. Statewide planning goals shall be addressed if the comprehensive plan does not contain specific policies or provisions which control the amendment.

Internal Photos- for Context

# Main Corridor



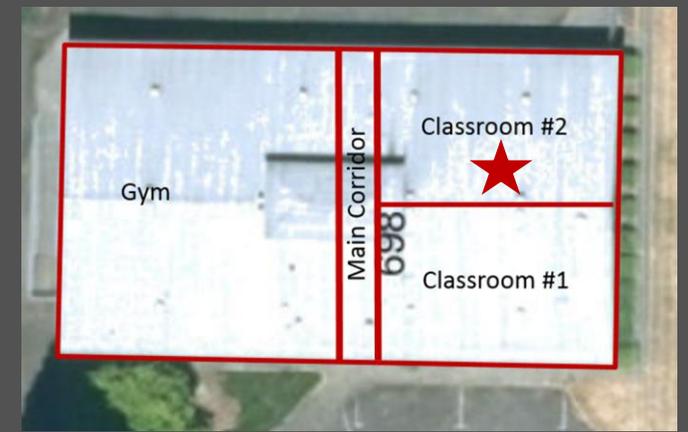
# Classroom #1



# Classroom #2



Casework



# Gym

