

Gatlin Professional Office/Retail Building

Site Plan Application
Project No. P21-011

City Council meeting of May 24, 2021
Isai Chavez, Planner I



Requested Application:

This 1.92-acre site is proposed to create:

- A 1-story, 17,802 square foot building for the use of office and retail at the intersection of Gatlin Boulevard and Bougainvillea Avenue

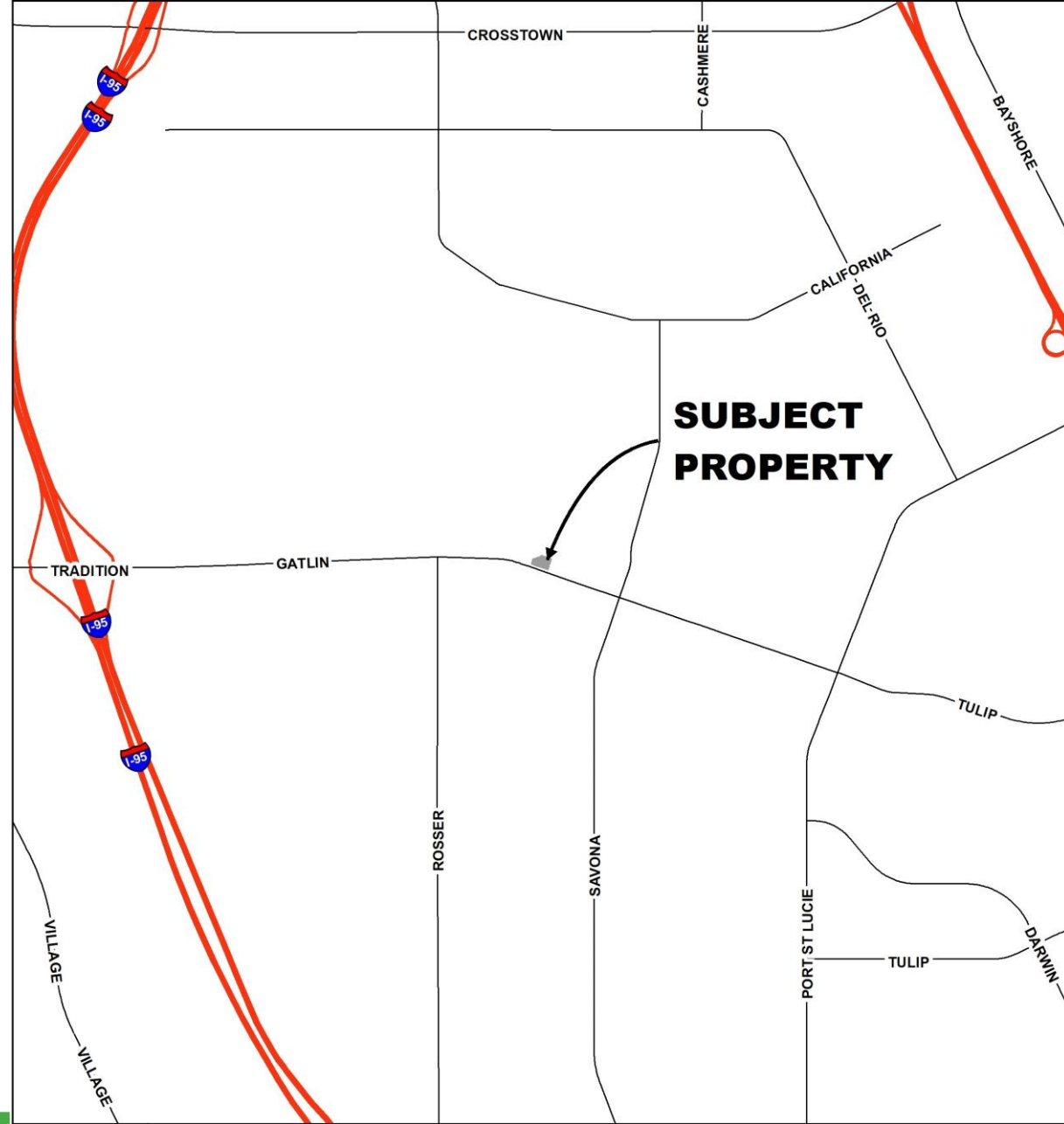
Applicant and Owner

Stephen Cooper, Stephen Cooper, P.E. & Associates is acting as the
agent for the owner,

Dr. Hashem Khorassani, CDNK, LLC



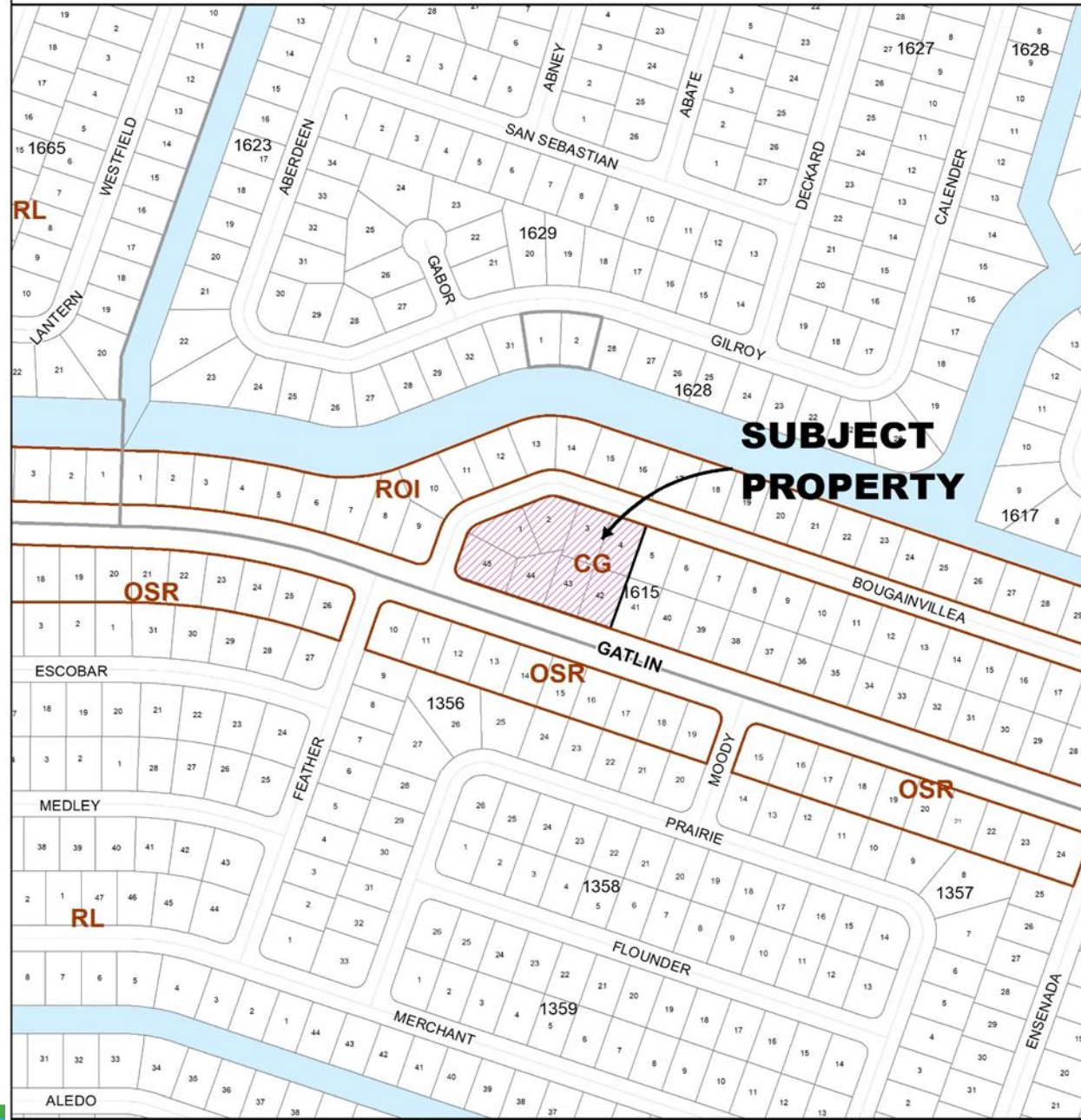
Subject property



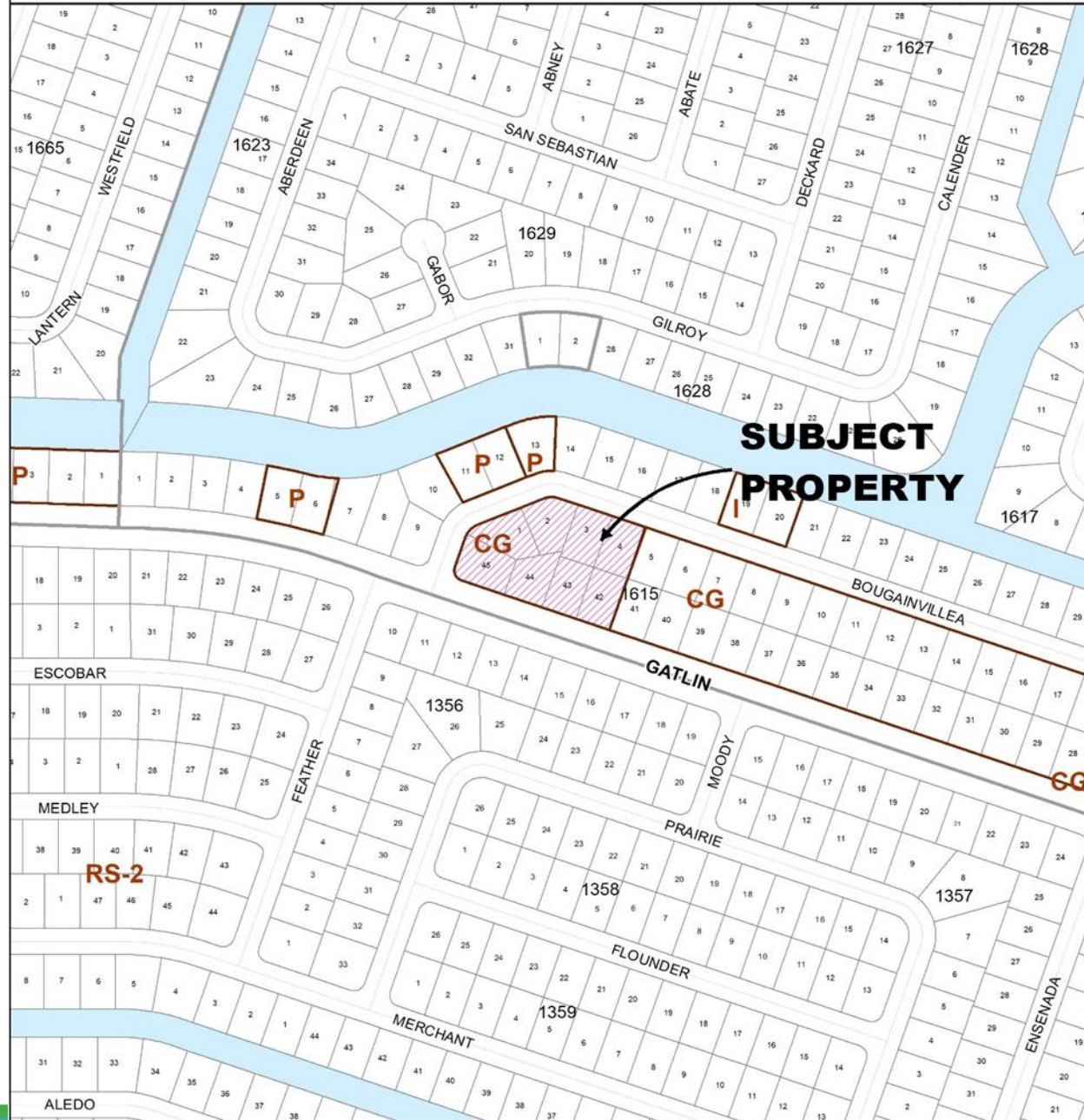
Aerial



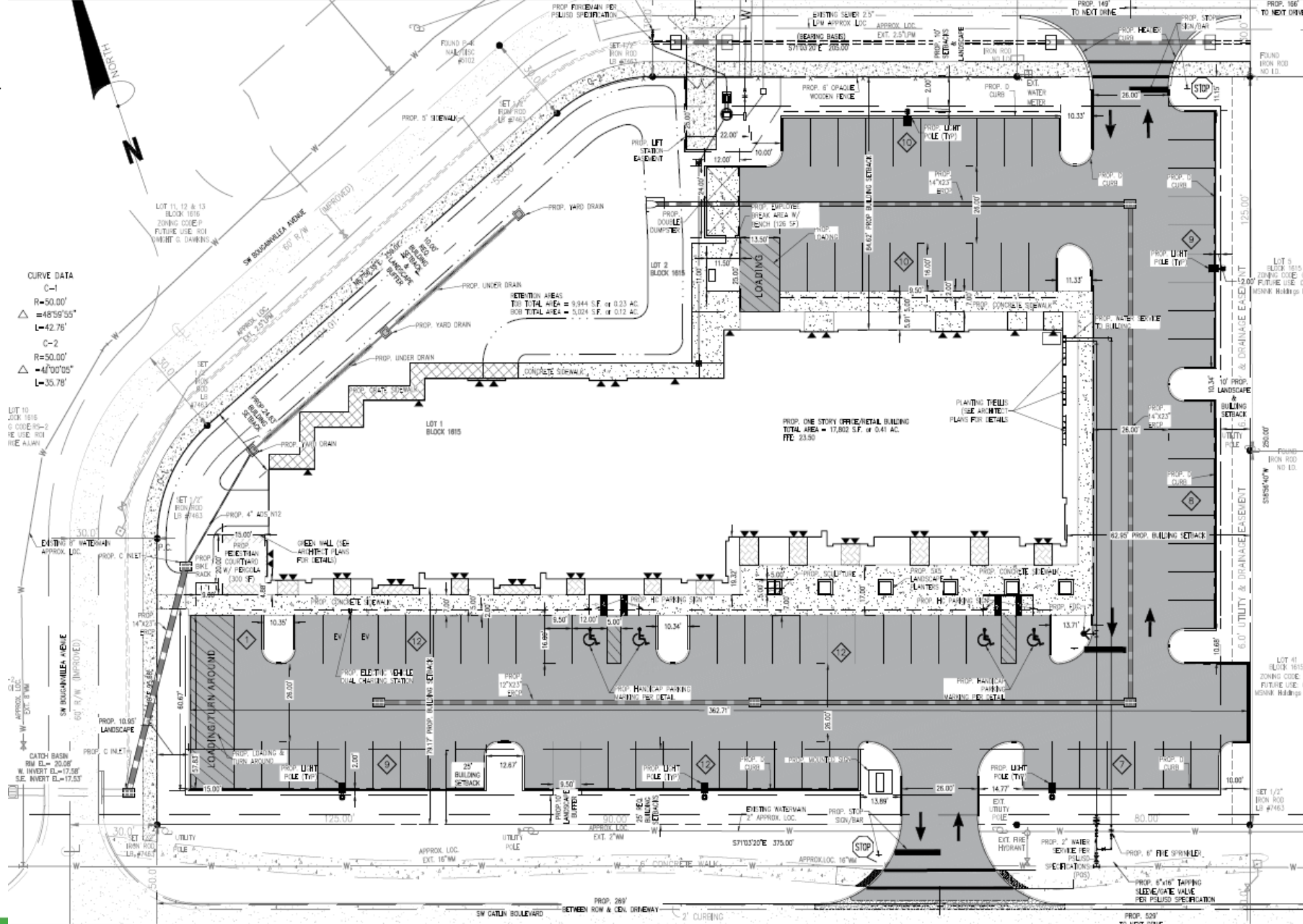
Land Use



Zoning



Proposed Site Plan



CURVE DATA
 C-1
 R=50.00'
 $\Delta = 48^{\circ}59'55''$
 L=42.76'
 C-2
 R=50.00'
 $\Delta = 41^{\circ}00'05''$
 L=35.78'



Zoning Review

- Complies with parking minimum requirements.
- Complies with building height maximum requirements.
- Complies with setback requirements.
- Complies with buffer requirements



Natural Resource & Public Art

Native Habitat/Tree Protection:

- There is no native upland habitat or wetlands on this site, therefore, mitigation is not required. However, tree preservation and/or mitigation will be required.

Public Art:

- The applicant has selected to contribute an amount equal to eighty percent (80%) of one percent (1%) of the total construction costs for deposit to the art in public places funds.

Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 10th Edition, this particular development predicts a generation of 25 PM Peak Hour trips.
- No significant traffic impact is proposed based on the site plan submitted.



Recommendation

The Site Plan Review Committee recommended approval of the site plan at their meeting of March 24, 2021.

