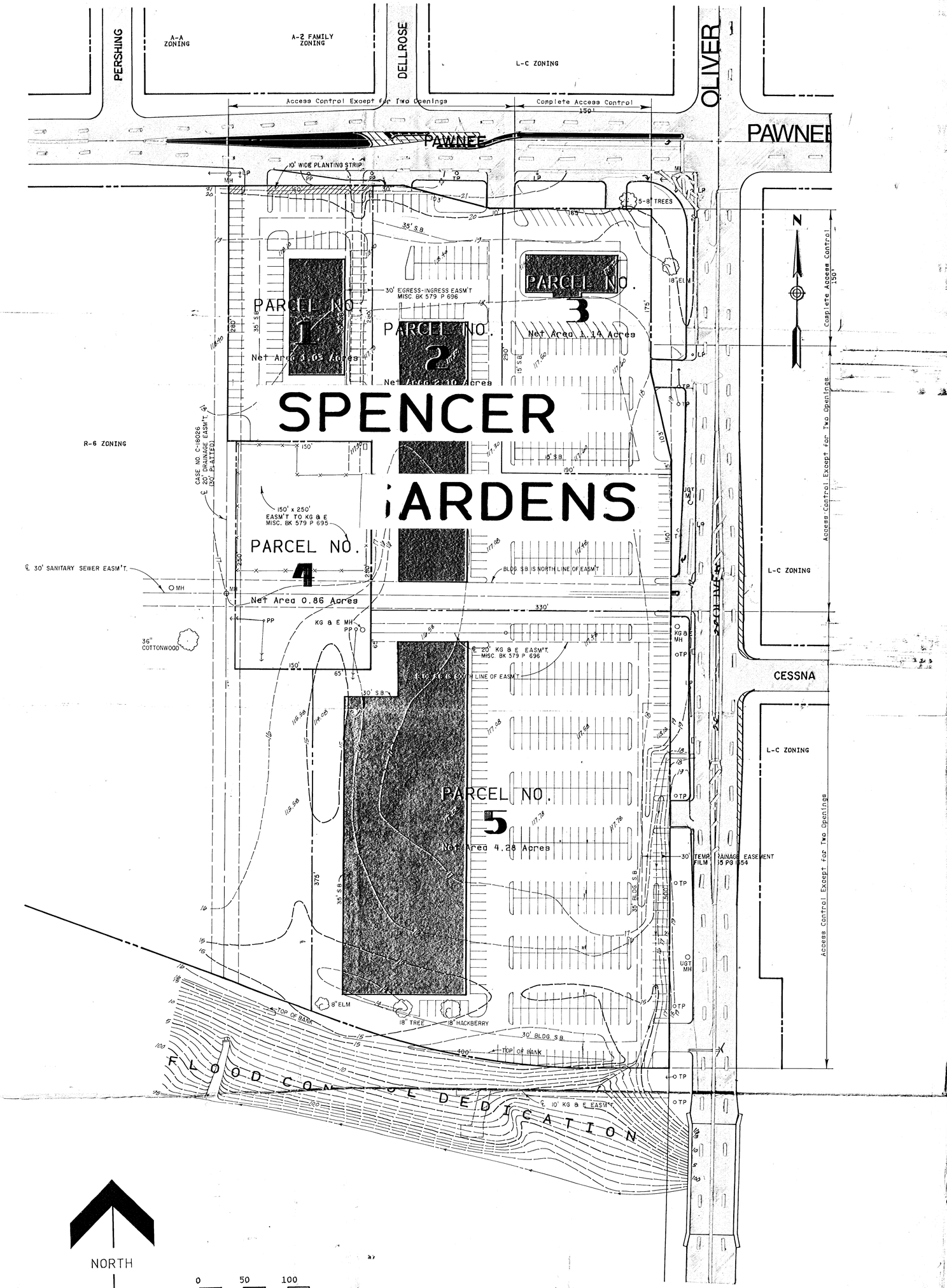
SPENCER GARDENS



NORTH

0 50 100

SCALE 1" = 50'

preliminary
Staff copy

Submitted to MAPD review 3-3-87

GENERAL PROVISIONS

1. Total gross area 9.41 acres

   Total net area 9.41 acres

2. The maximum gross floor area for commercial use within the community unit plan shall not exceed 111,800 sq. ft.

3. Access controls to Pawnee and Oliver are as indicated on the C.U.P.

4. All proposed utilities shall be installed underground.

5. Building setbacks are as noted on the C.U.P.

6. If adjacent parcels are developed under one ownership the 15 foot side yard setbacks on Parcels 2 and 3 do not apply.

7. A 10 foot landscape strip shall he provided on the north line of Parcel No. 1.

8. A screening wall as required in Section 28.04.190 of the zoning regulations shall be constructed on the west line of Parcels 1 and 5.

PARCEL DESCRIPTIONS

Parcel No. 1

Proposed Uses: Retail sales including the following: Restaurants, banks, barber shops, business or commercial schools, studios, clothing sales, private clubs, health studios, boutique shops, hardware, gift shops, antique shops, beauty parlors, small printing shops (5 employees maximum) bakery shop (5 employees maximum), catering establishments, dry cleaning, shoe shops, tailors, theaters, drug stores, grocery stores or flower shops.
All residential uses are prohibited.
Total Net Land Area - 1.03 acres - 44800 sq. ft.
Maximum Gross Floor Area - 13,400 sq. ft.
Floor Area Ratio - .30
Maximum Building Coverage - 30%
Maximum Building Height - 25' (one story)
Maximum Number of Buildings - 1
Parking Ratio as Required by Zoning Ordinance

Parcel No. 2

Proposed Uses: Retail sales including the following: Restaurants, banks, barber shops, business or commercial schools, studios, clothing sales, private clubs, health studios, boutique shops, hardware, gift shops, antique shops, beauty parlors, small printing shops (5 employees maximum), bakery shop (5 employees maximum), catering establishments, dry cleaning, shoe shops, tailors, theaters, drug stores, grocery stores or flower shops.
All residential uses are prohibited.
Total Net Land Area - 2.10 acres - 91,626 sq. ft.
Maximum Gross Floor Area - 27,500 sq. ft.
Floor Area Ratio - .30
Maximum Building coverage - 30%
Maximum Building Height - 25' (one story)
Maximum Number of Buildings - 3
Parking Ratio as Required by Zoning Ordinance

Parcel No. 3

Proposed Uses: Retail sales including the following: Restaurants, banks, barber shops, business or commercial schools, studios, clothing sales, private clubs, health studios, boutique shops, hardware, gift shops, antique shops, beauty parlors, small printing shops (5 employees maximum), catering establishments, dry cleaning, shoe shops, tailors, theaters, drug stores, grocery stores or flower shops.
All residential uses are prohibited.
Total Net Land Area - 1.14 acres - 49,722 sq. ft.
Maximum Gross Floor Area - 14,900 sq. ft.
Floor Area Ratio - .30
Maximum Building Height - 25' (one story)
Maximum Number of Buildings - 1
Parking Ratio as Required by Zoning Ordinance

Parcel No. 4

Proposed Use: For a KG&E substation site.
Net area 0.86 acres - 37,500 sq. ft.

Parcel No. 5

Proposed Uses: Retail sales including the following: Restaurants, auto parts, banks, barber shops, business or commercial schools, studios, clothing sales, private clubs, health studios, boutique shops, hardware, gift shops, antique shops, beauty parlor, small printing shops (5 employees maximum), bakery shop (5 employees maximum), catering establishments, dry cleaning, shoe shops, tailors, theaters, drug stores, grocery stores or flower shops.
All residential uses are prohibited.
Total Net Land Area - 4.28 acres - 186,604 sq. ft.
Maximum Gross Floor Area - 56,000 sq. ft.
Floor Area Ratio - .30
Maximum Building Coverage - 30%
Maximum Building of Height - 35' (two story)
Maximum Number of Buildings - 4
Parking Ratio as Required by Zoning Ordinance

3

Bill McKinley 3-5-87
Break in Dellrose
Decel/accel Pawnee & Oliver

P1 - 1
P2 - 3
P3 - 1
P4 - NA
P5 - 4
9

COMMUNITY UNIT PLAN