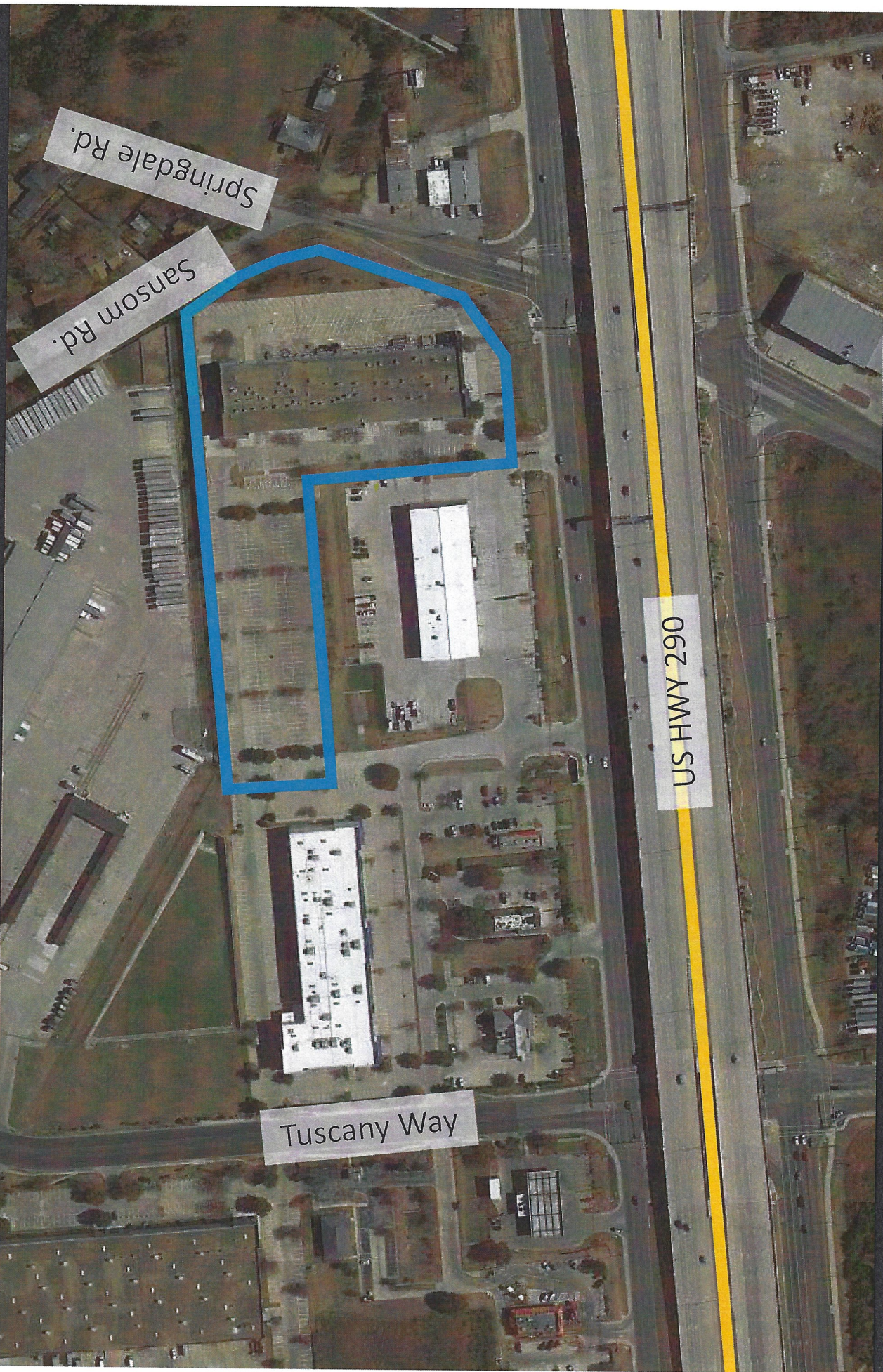


9100 US-290 EAST

Gladstone Commercial Corp.

07.18.2019





Springdale Rd.

Sansom Rd.

US HWY 290

Tuscany Way



CS-CO

GR

TUSCANY WAY

GR-CO

GR-CO

DR

GR-CO

I-RR

LI-CO

SPRINGDALE RD

E US 290 HWY WB
E US 290 HWY EB

REQUEST

Current:

Zoning: Limited Industrial Services – Conditional Overlay

- LI-CO

Request:

Zoning: General Commercial Services – Conditional Overlay

- CS-CO

SUMMARY OF REQUEST

- Replace trade school with charter school use
- No new building
- Utilize existing parking
- Mimic existing traffic patterns

SITE DEVELOPMENT STANDARDS

STANDARD	LI-CO	CS-CO
Height	60 feet	
FAR	1:1	2:1
Impervious Cover	80%	95%
Building Coverage	75%	95%
Land Use	Trade School	Charter School
Watershed Imper. Cover	80%	
Primary Access	US HWY 290 E Frontage Rd.	

students ~ 800

SCHEDULE

TASK	DATE
Meet with Walnut Place NA	July 2019
Submit zoning case	July – August 2019
Continue neighborhood discussions	August – December 2019
Finalize Traffic Impact Analysis & Mitigation	October – November 2019
Land Use Commission (Estimated)	November – December 2019
City Council (Estimated)	December 2019



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