



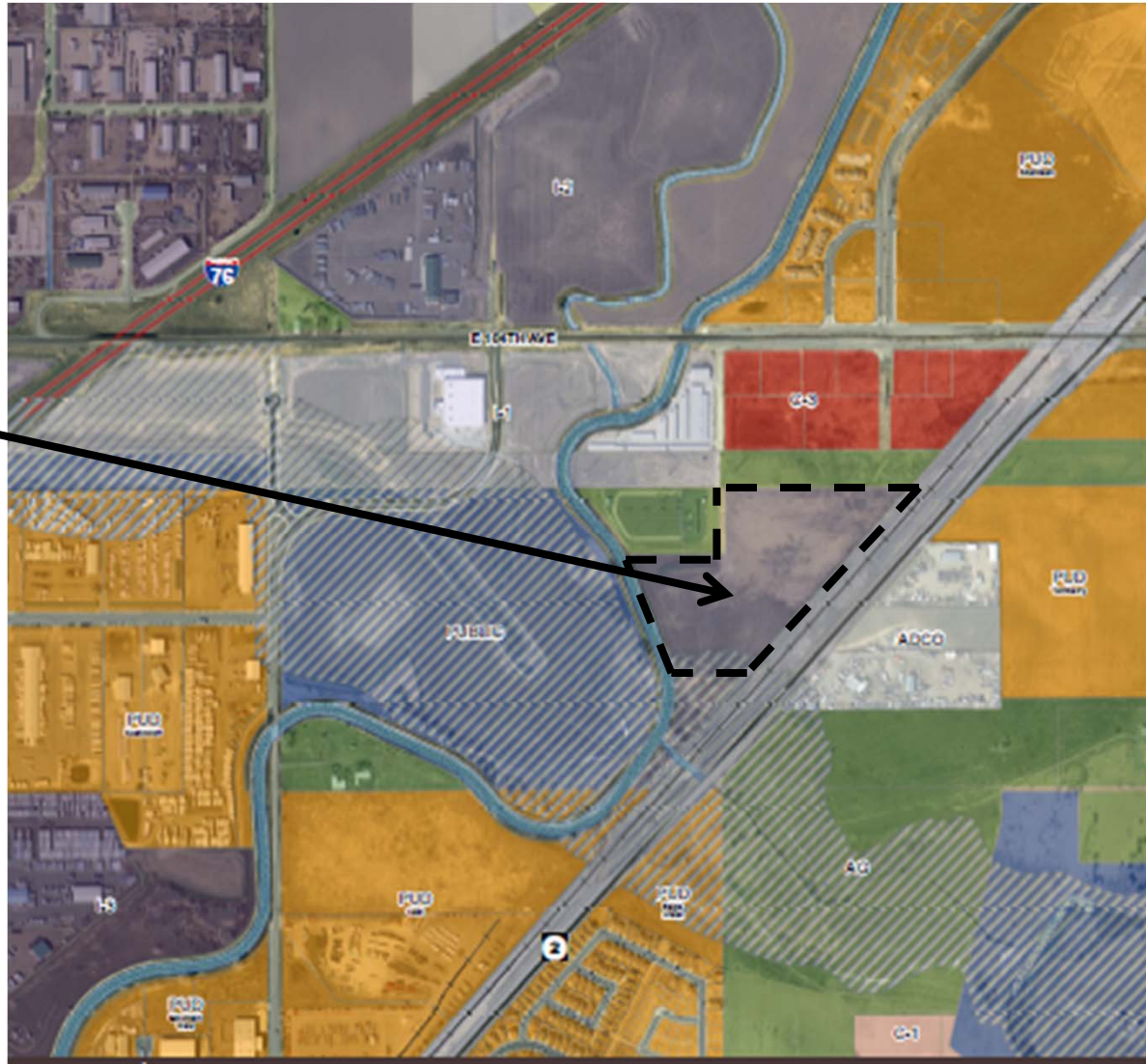
D-305-17 (April 3, 2017)

Location:	10251 Newark Street, South of 104th Ave. and West of Hwy 2
Applicant:	Crown Enterprises Inc.
Request:	Development Plan for Transportation Terminal

Vicinity Map

Subject Parcel

Current
Zoning:
I-2



LDC Requirements

Sec. 21-3212 Development Plan criteria:

- a. Complies with city standards;
- b. Is consistent with any previously approved subdivision plat, rezoning concept plan, or other plans or land use approvals;
- c. Provides adequate mitigation for any significant adverse impacts resulting from the use; and
- d. Creates a positive precedent for the future cumulative development of the immediate area.

Council Questions

- Continuance of the case concerned specific traffic related questions:
 1. Traffic & E. 104th Avenue: currently at 11,000 ADT, with current 4-lane capacity of 24,000 ADT.
 2. Staff is not aware of agreement or plan to route traffic to E. 96th Avenue. E. 96th Ave. & E. 104th Ave. are both designated as city truck routes.
 3. Estimated construction cost of a signal is \$375,000.





End

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