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July 6, 2010

## **Mansell Road at Highway 92 – Commercial Development**

### **Written Analysis**

Planners and Engineers Collaborative, Inc. Project Number 10020.00

The site is an existing 11.493 acre site located at the northwest corner of Mansell Road and Highway 92 that is currently undeveloped land. The following is an analysis of design guidelines and standards as they relate to the application:

- Wooden fence along Highway 92 and along Mansell Road is required by Village Design District
  - Fence was added as required, in addition, the fence was added up Mansell past the required Design district line to match across the road aesthetics on Mansell Road, so the guidelines were surpassed in the design as it relates to the fencing.
- Required Landscaping as defined in Village District along Highway 92 and Mansell for 150' up Mansell.
  - Requirement was met and exceeded along Mansell, landscaping was added all the way up Mansell for the property frontage.
- Along Highway 92, buildings are to front to street with parking behind.
  - Canopy of convenience store is provided up front of all parking and subsequent buildings..
- 40 Ft. front setback and landscape strip required along Highway 92
  - This requirement was shown and met for development.
- Sidewalks are required from the district per the guidelines.
  - Sidewalks are provided per the district guidelines to comply.
- Encouraged to save trees and land within the district.
  - The site has a large amount of open space, streams, undisturbed buffer on north side of tract, so tract has provided a large amount of land reserved for open space and vistas.
- Architectural elements to be guided by ordinance.
  - Architecture submitted provides a high quality of elements as required, each of the two uses have changed their typical building to be more attractive and use more elements to enhance the site.

