



**MASTER PLAN** SCALE 1" = 500'

**LEGEND**

- ▲ ACCESS POINTS
- MAJOR ROADWAY
- - - PROJECT BOUNDARY
- ⊕ CITY OF BIRNEY AREA TOWN
- ▬ DRAINAGE CHANNEL

CITY FILE NUMBER	ASSESSMENT	DATE	ASSESSMENT DESCRIPTION
01C-MP-B-18-2020	1		MASTER PLAN AMENDMENT TO CHANGE THE LAND USE FROM COMMERCIAL TO COMMERCIAL AND RESIDENTIAL WITH DENSITY. ILLUSTRATE THE PROPOSED PROJECT BOUNDARY AND ACCESS POINTS. NOTE: IS ADVISED TO PROVIDE THE CURRENT PROPOSED LAND USES. DOWNSIDE DISTRICT, CITY ZONING DISTRICT.

NOTE: AS THE DEVELOPMENT OF THIS PLAN IS UNDERWAY, THE CITY ENGINEER SHALL REVIEW AND APPROVE THE MASTER PLAN. THIS AMENDMENT WILL BE REVIEWED BY THE CITY ENGINEER.

**SITE DATA**

- SITE AREA 70.44 AC. 0.9925
- PARCER'S 18.9 AC.
- NET AREA 56.49 AC. UFT
- PERMIT / ZONING MULTIFAMILY
- PBC & PBC/SS
- ZONING

**LEGAL DESCRIPTION**

- TOWNSHIP 14 SOUTH, RANGE 60 WEST, OF THE 6th
- SECTION 21, T34N R60W
- GROSS MASTER PLAN AREA 70.44 AC.

**PARK LAND DEDICATION**

THE CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL WITH PARK LAND DEDICATION TRIGGERS THE NEED FOR PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION. THE APPLICANT WILL PROVIDE TO THE CITY ENGINEER A PROPOSAL FOR THE DEDICATION OF PARK LAND. THE PROPOSAL WILL BE REVIEWED BY THE CITY ENGINEER AND COUNCIL PRIOR TO PLAT APPROVAL FOR THE PROPOSAL. THIS PROPOSAL WILL NEED TO OBTAIN A PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD APPROVAL, AS THAT BOARD IS REQUIRED TO REVIEW AND APPROVE THE MASTER PLAN APPLICATION. THE CITY ENGINEER WILL REVIEW THE MASTER PLAN APPLICATION AND DETERMINE IF THE DEDICATION OF PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION IS REQUIRED. THE CITY ENGINEER WILL BE RESPONSIBLE FOR THE DEDICATION OF PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION.

**NOTES**

1. TRAFFIC REPORT DATED SEPT 16, 2019 BY LEIGH SCOTT & COMPANY, INC. SHALL BE USED AS A PART OF THE MASTER PLAN.
2. ZONE 2: RESIDENTIAL (1/2-24, 90 DU/AC) AND COMMERCIAL ZONE 1, 3, 4, AND 5: COMMERCIAL.
3. SPURIAL CHANNEL: FLOOD PLAIN SHALL BE CONTAINED IN THE SPURIAL CREEK.
4. RESIDENTIAL DEVELOPMENT WILL REQUIRE A SEPARATE APPLICATION AS A CONDITIONAL USE. THE CONDITIONAL USE WILL REQUIRE CITY PLANNING COMMISSION APPROVAL.
5. THIS MASTER PLAN IS A PRELIMINARY DESIGN AND THE CITY ENGINEER SHALL REVIEW THE MASTER PLAN FOR CONFORMANCE WITH THE CITY ENGINEER'S REQUIREMENTS FOR THE CITY ENGINEER'S OVERLAY BUFFER MUST BE SHOWN ON THE PLANS AND APPROPRIATE LANDSCAPE PLANTINGS WILL BE REQUIRED. NO OPAQUE FENCING IS PERMITTED WITHIN THE STREAMSIDE OVERLAY. SLOPES WITHIN THE STREAMSIDE OVERLAY MUST BE MAINTAINED AT 3:1 OR LESS.

**FIGURE 1**