

Development Plan Project Statement for
Springs Waste on Drennan Road
An Equipment Maintenance Facility & Office Building
March 2016

The project statement has three components. They are as follows:

1. Description: describe the project and/or land uses proposed,
2. Justification: justify the approval of the project and address the review criteria at the end of this checklist
3. Issues: explain how the identified issues have been addressed or mitigated.

Item 1 – Description

There are three platted lots whose addresses from west to east are 3640 (lot 1), 3720 (lot 2) & 3760 (lot 3) Drennan Road which are the subject of this Development Plan. The owner wishes to develop lot 1 as an office building while lots 2 & 3 will be developed as a combination of garbage truck fleet maintenance area and associated office space. Parking for the fleet and employees will be provided on the premises of each building. At this time, Lot 1 is being proposed as a future use.

Item 2 – Justification for approval

Approval of this project is justified in that it is consistent with surrounding properties which are mostly light industrial uses. There is an existing drainage channel running across the north side of the site which creates a buffer between the residential area north of the channel and this site.

A property that is adjacent to this site in the southwest corner is being used as a warehouse of sorts for a temporary traffic control devices company.

The properties south of Drennan Road all have uses consistent with a light industrial area and the site is bounded on the east by Boychuck Ave. which is a public right-of-way with a paved street and attached concrete sidewalk.

Item 3 – List of Issues

The list of issues for this project are as follows:

- Mitigation of noise/visual impacts –
It is proposed to use a landscape berm along the northern lot frontage (along the concrete drainage channel), landscaping and an opaque non-wood wall to minimize this issue.
- Curb & Gutter for Drennan Road frontage-
It is proposed to install curb & gutter along the existing north side pavement edge from where it currently terminates at the west end of the lot 1 frontage.