

Concept Plan Project Statement for

Springs Waste on Drennan Road

An Equipment Maintenance Facility & Office Building

February 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 Concept 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 consist of mostly light industrial uses. There is a 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 to the west end of the lot 1 frontage.