



Planning Cases P13-0263, P13-0264, P14-0769, P15-0269, P15-0158

Community & Economic Development
Department

City Council
December 1, 2015

RiversideCa.gov

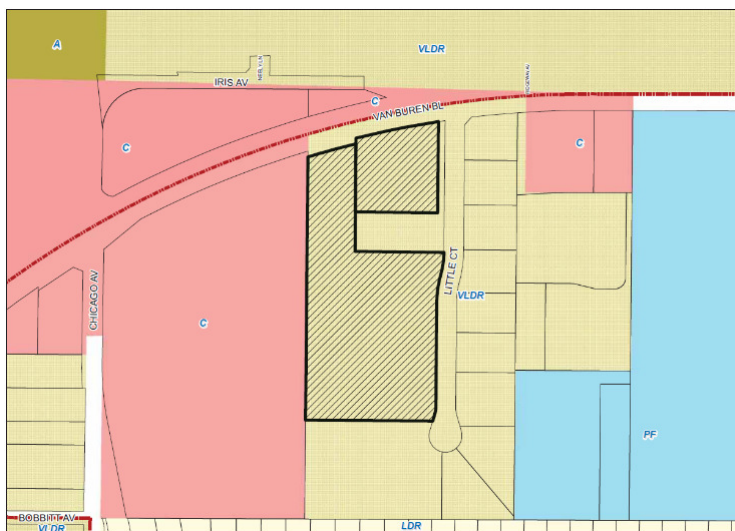
2012 AERIAL PHOTO



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2

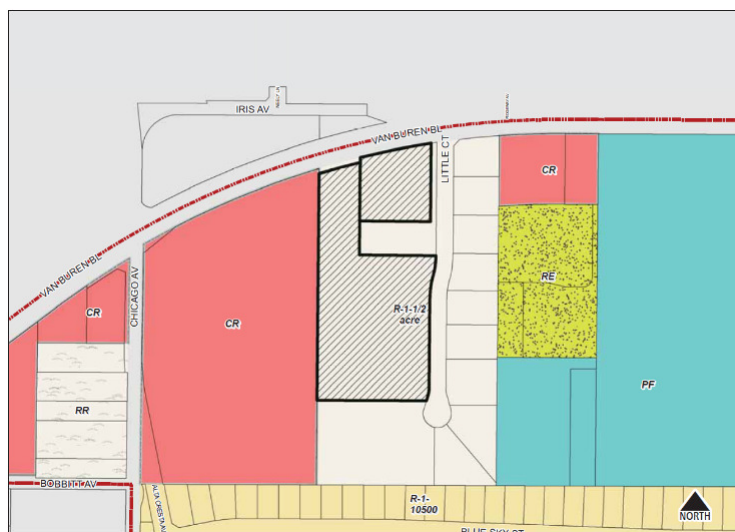
EXISTING GENERAL PLAN



3

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EXISTING ZONING



4

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SITE PHOTO



5

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PROPOSAL

- General Plan Amendment
- Zone Change
- Design Review
- Conditional Use Permit (Drive Thru business)
- Conditional Use Permit (Day Care Center)



6

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PROPOSAL

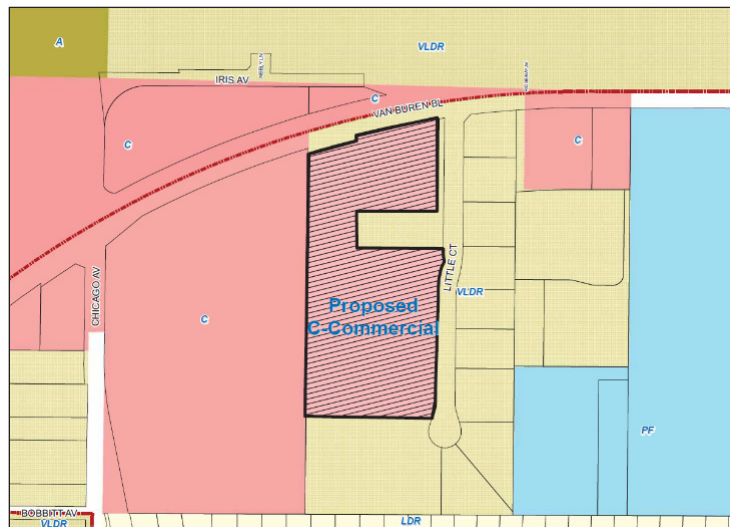
- A 4,700 square foot shell building for future commercial/retail;
- A 6,000 square foot shell buildings for future commercial/retail;
- A 10,000 square foot day care center;
- A 2,540 square foot drive-thru restaurant;
- A 10,000 square foot two-story office building; and
- A 8,000 square foot medical office building



7

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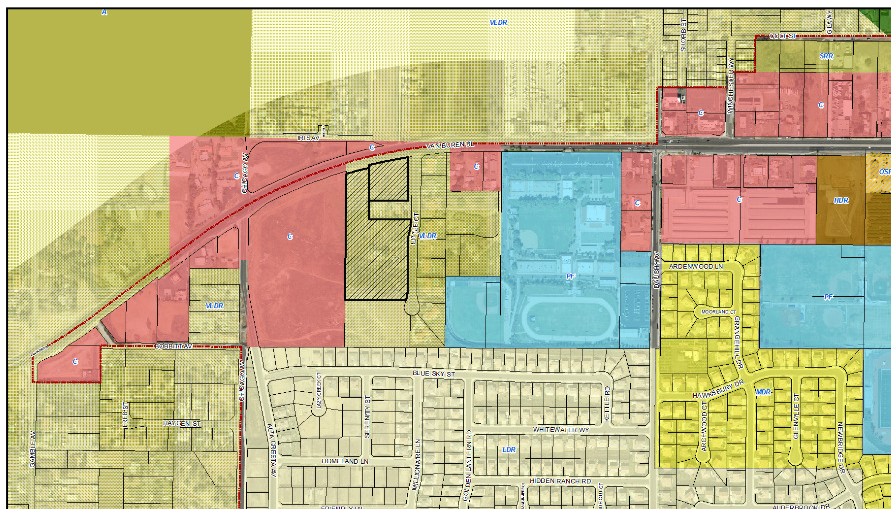
PROPOSED GENERAL PLAN



8

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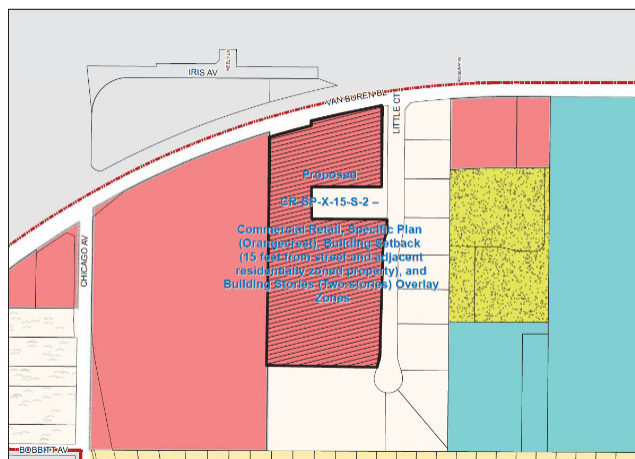
GENERAL PLAN



9

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PROPOSED ZONING



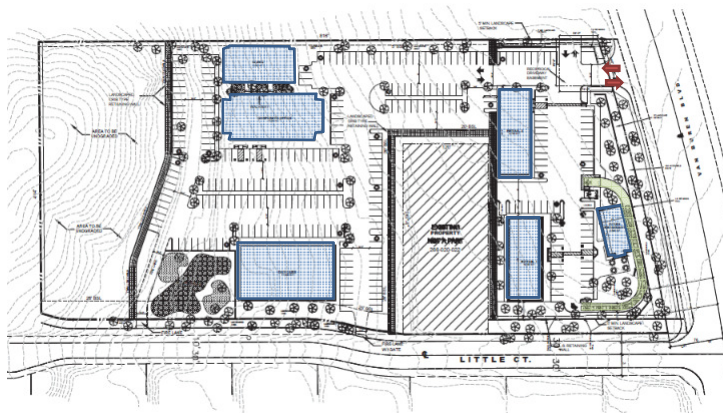
CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 feet from street and adjacent residentially zoned property), and Building Stories (Two-stories) Overlay Zones.



10

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PROPOSED SITE PLAN



11

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PROPOSED ELEVATIONS

CORPORATE OFFICES & MEDICAL CLINIC
RIVERSIDE, CALIFORNIA



Parking Lot Elevation

DAYCARE
RIVERSIDE, CALIFORNIA



LITTLE CT. ELEVATION

RESTAURANT
RIVERSIDE, CALIFORNIA

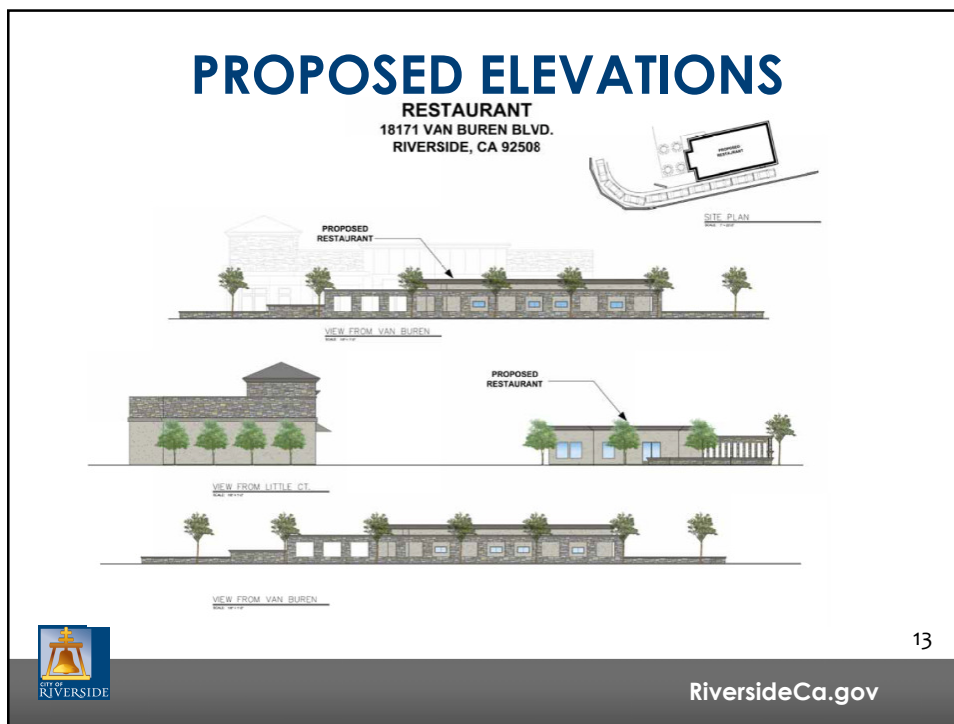


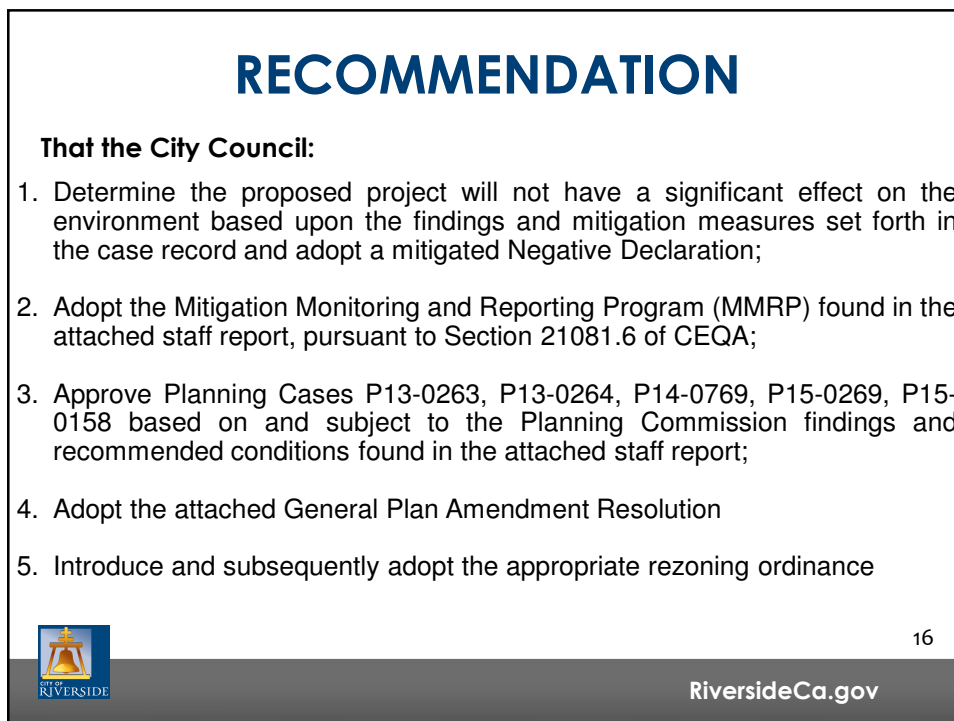
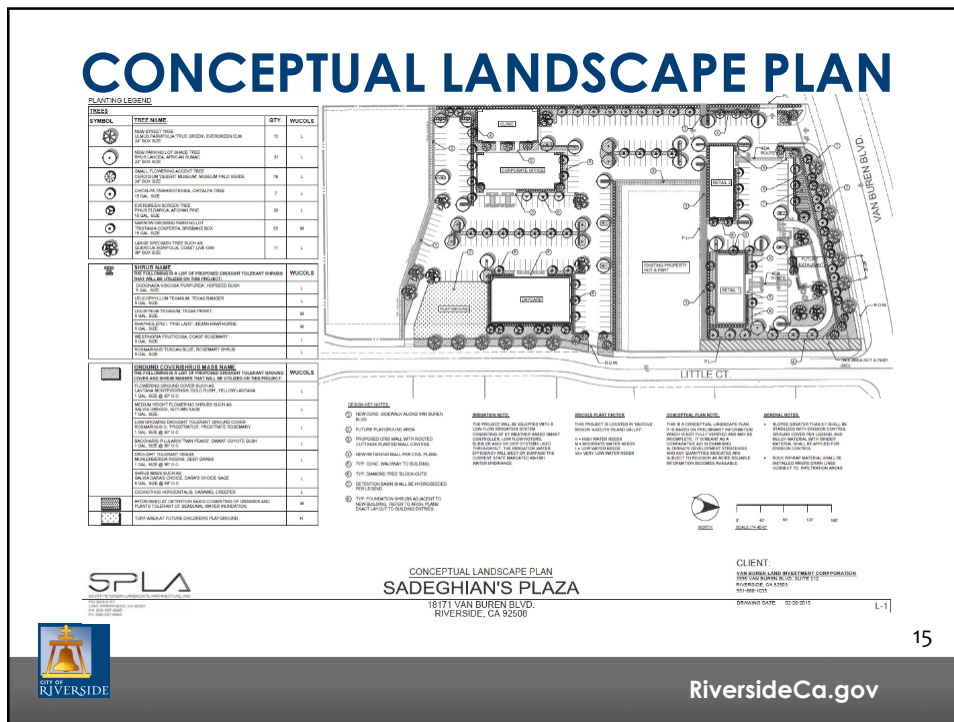
VAN BUREN ELEVATION



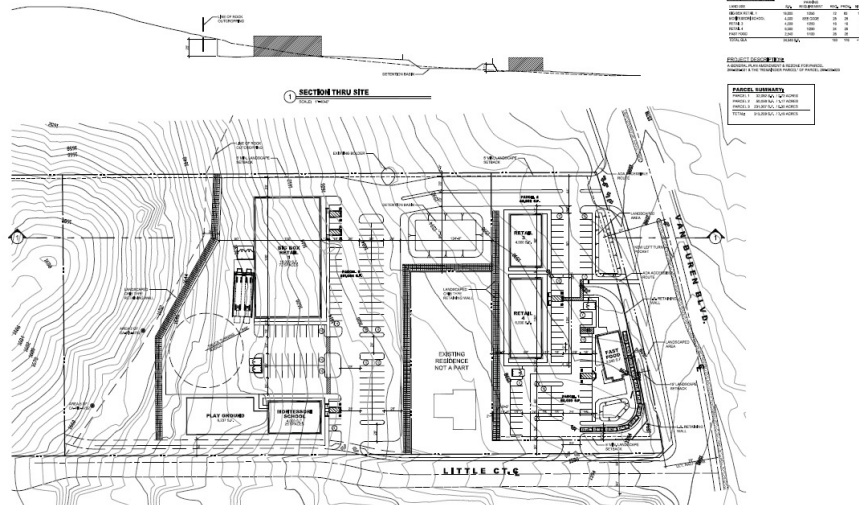
12

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May 2014 Conceptual Site Plan

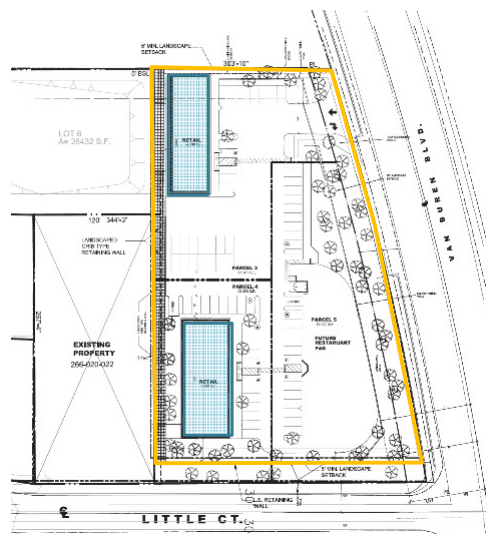


17



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DECEMBER 2014 SITE PLAN

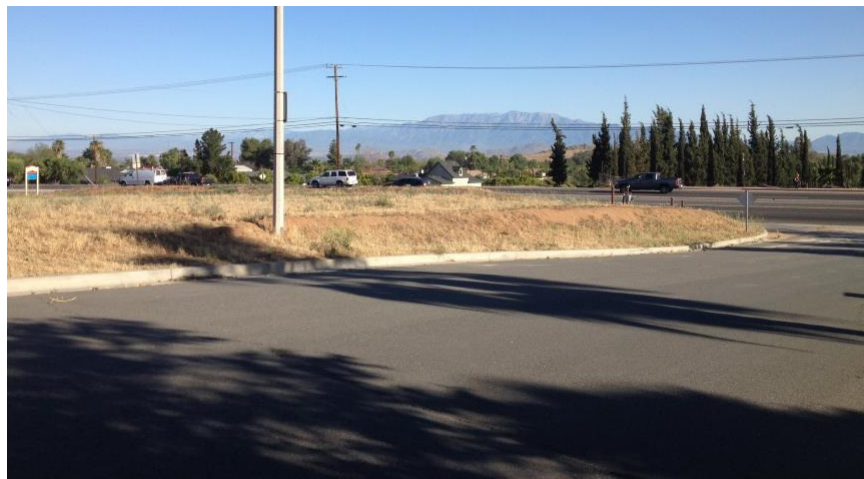


18



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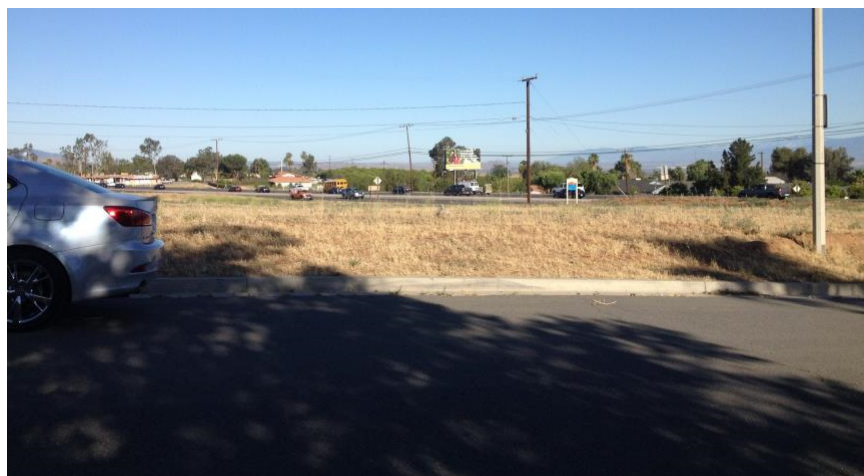
SITE PHOTO



19

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SITE PHOTO



20

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27

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