

A. SUBAREA SP – 1A

A.1 General Plan Business Park

A.2 Specific Plan Designation Corporate District

A.3 Existing Conditions The subarea totals 125 acres. The subarea is bordered by Idaho-Maryland Road on the north, Brunswick Road on the east, a power line easement along a portion of the west and is traversed by Whispering Pines Lane. The subarea is heavily wooded and consists of natural hill slopes and knolls which vary from near level to steep 2 to 1 slopes.

A.4 Planned Conditions The proposed long-range plan for this subarea is to develop as a Corporate District with a “campus” type character. A “campus” type character includes landscaped open space between buildings, screened service areas, uniform sign and street lighting standards and maintenance of the whispering pines theme throughout. The existing use may remain but are expected to eventually phase into office uses. This area will provide opportunities for corporate administrative offices and small and medium size research and development firms to locate in Grass Valley within a high quality development. Land uses within the subarea should be compatible with adjacent residential uses and buffered from them.

A.5 Permitted Land Use Categories The following uses are permitted provided that a development map has been approved:

Administrative and Research
Characteristics

- a. Variable lot requirements;
- b. Traffic limited to employee vehicles and minor delivery;
- c. Visibility and design image important;
- d. Restriction promoted against vicinity impacts of noise, appearance, odor and dust;

- Examples
- a. Research and Testing;
 - b. Experimental Laboratory Facilities;
 - c. Division of Corporate Headquarters;
 - d. Instrument Design;
 - e. Data Processing

Restricted Light Industry
Characteristics

- a. Variable lot size requirements;
- b. Traffic includes employee vehicles and delivery;
- c. Visibility moderately important;
- d. Restrictions may be necessary for noise, appearance, odor and dust;

* From back of curb

Examples

- a. Semiconductor Manufacturer;
- b. Products Assembly;
- c. Printing and Publishing;
- d. Finished Paper Products;
- e. Photographic Processing;
- f. Machine Assembly;

Warehouse/Showroom
Characteristics

- a. Small lot size requirements;
- b. Uses may be clustered in small centers;
- c. Traffic includes employees from surrounding business and minor generation from outside the area;
- d. Visibility, access and appearance important;

Examples

- a. Restaurant
- b. Motel – Conference Center
- c. Automatic Branch Bank
- d. Gymnasium
- e. Caretaker Residence
- f. Day Care Facilities

Office/Professional
Characteristics

- a. Small lot requirements through similar uses should be clustered;
- b. Traffic split between vicinity business and area businesses;
- c. Visibility moderately important;

Examples

- a. Attorneys
- b. Accountants
- c. Doctors
- d. Architects
- e. Real Estate Offices
- f. Engineers

Accessory Uses
Characteristics

- a. Administrative, professional and business offices and dining facilities associated with and accessory to a permitted use.

A.6 Conditional Uses

Urban Medium Residential

Characteristics

- a. Developed in conjunction with an industrial project or housing.
 - b. Follows uses and development standards of Subarea SP-1C.
- One and one-half (1.5) acres.

Churches

* From back of curb

A.7 Minimal Parcel Size

- a. Whispering Pine Lane
Parking Setback – Forty (40) feet*
Building Setback – Forty (40) feet*

A.8 Minimum Setback Requirements

Front Yard:

- b. Local Streets
Parking Setback – Fifteen (15) feet*
Building Setback – Thirty (30) feet*
- c. Interior Sideyard – Twenty (20) feet*
- d. Corner Sideyard – Thirty (30) feet*

A.9 Building Design Standards

- a. The maximum height of all structures within the SP – 1A shall be limited to a maximum of two (2) stores, plus high bay, not to exceed twenty-five (25) feet in height except that heating, cooling, other roof equipment and fire storage facilities may extend above the 25 foot height provided they are screened and integrated into the architecture of the building.
- b. Materials. Exterior building walls may be of tilt-up concrete, textured concrete, brick or stone masonry, ornamental concrete block, wood, stucco, or flush metal panels. Sheet, ribbed, or corrugated metal panels, or prefabricated buildings should not be allowed.
- c. Colors may be light grey or earth tones. Bright, contrasting colors shall be avoided, except primary colors may be used as trim or accent with approval of the City Planner.
- d. Outdoor mechanical equipment, transformers, utility vaults and meters, fire protection apparatus, and other utilities shall be treated as an integral part of the building design. When it is necessary to locate such equipment between the front of the building and the street, it shall be screened from view.
- e. Building should be designed and oriented to maximize solar access and minimize heating and cooling requirements. Where appropriate, energy conservation methods such as glazed/double paned windows, recessed entryways, awnings and the use of solar collectors should be utilized.

* From back of curb

A.9.1 SUBAREA SP – 1A.1

A.9.2 General Plan Business Park

A.9.3 Specific Plan Designation Public Assembly Uses

A.9.4 Existing Conditions This subarea is located at 125 Crown Point consisting of 5.53 acres (APN: 009-700-063).

A.9.5 Planned Conditions The existing 41,600 square foot building with parking and landscaping is to be used for Studio Uses, such as art, dance, music uses, and theater, or performing arts.

A.9.6 Permitted Land Uses Uses permitted in the SP – 1A Zone.

A.9.7 Conditional Uses Studio Uses, such as art, dance, music uses, and Theater, or performing arts.

Examples A large-scale indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, and facilities for “live” theater and concerts.

A.9.8 Building Design Standards The maximum height of all structures within the SP – 1A.1 shall be limited to a maximum of forty-five (45) feet in height except that heating, cooling, other roof equipment and fire storage facilities may extend above the 25 foot height provided they are screened and integrated into the architecture of the building.

A.9.9 Design Standards All other standards of the SP – 1A.1 Zone shall comply with the SP – 1A Zone.

* From back of curb