

the ATRIUM

@ 18002 colima rd., rowland heights, ca 91748
community outreach meeting
may 11, 2015

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit to authorize the construction and maintenance of a 35,413sf, two-story office building with subterranean parking located on a 1.16 acre property. The subject property is currently zoned A-1 (Light Agricultural), which does not allow for office buildings. Therefore, the applicant is requesting a change from the existing zone to C-3 (Unlimited Commercial).

LOCATION

18002 Colima Road, Rowland Heights

ACCESS

Colima Road – (two driveways proposed)

ASSESSORS PARCEL NUMBER(S)

8265-003-013 & 8265-003-014

SITE AREA

1.16 Acre

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

U1 – Urban 1 (1.1 to 3.2 du/ac)

ZONE

A-1-6,000 (Light Agricultural)

PROPOSED UNITS

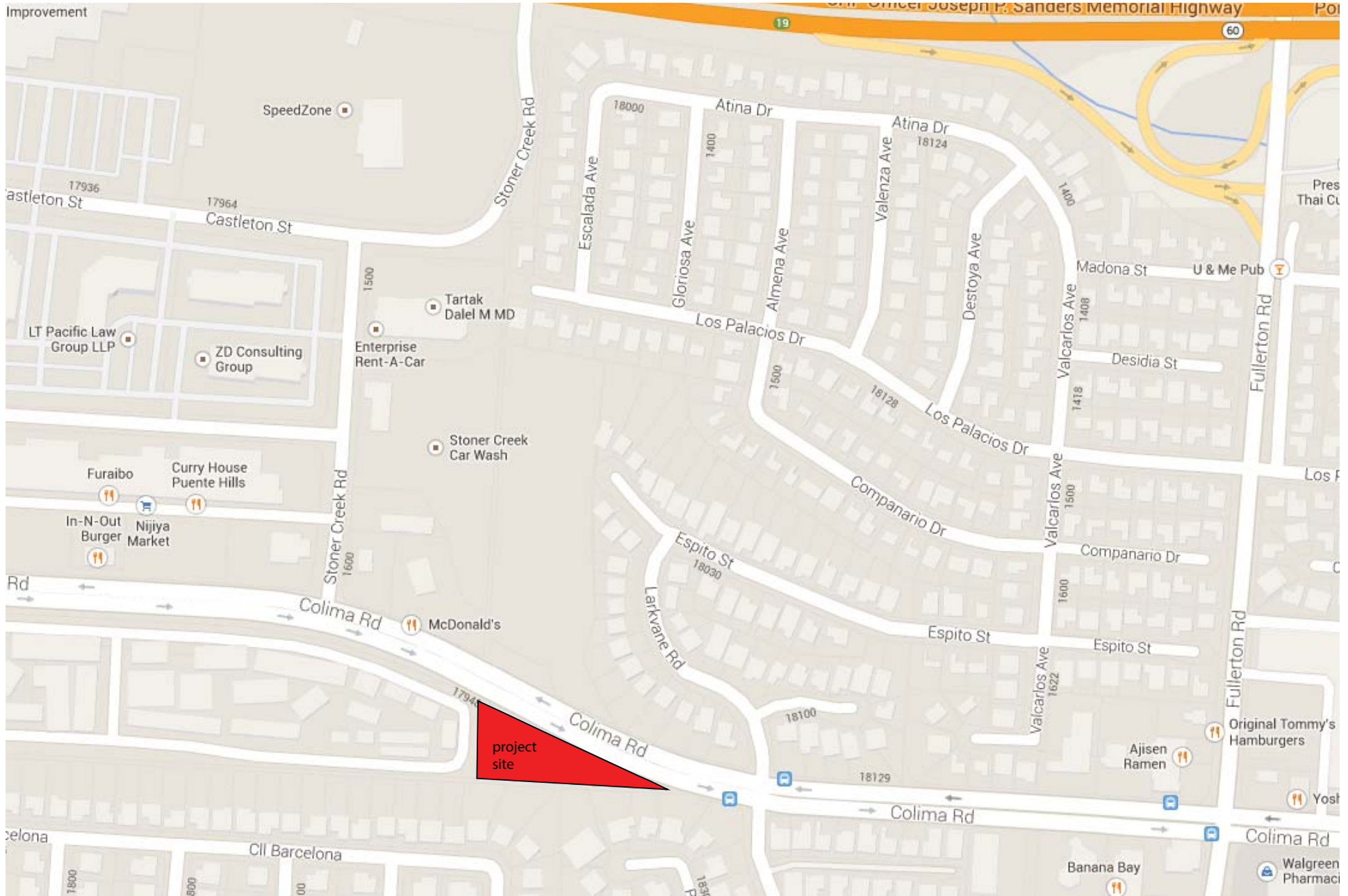
N/A

MAX DENSITY/UNITS

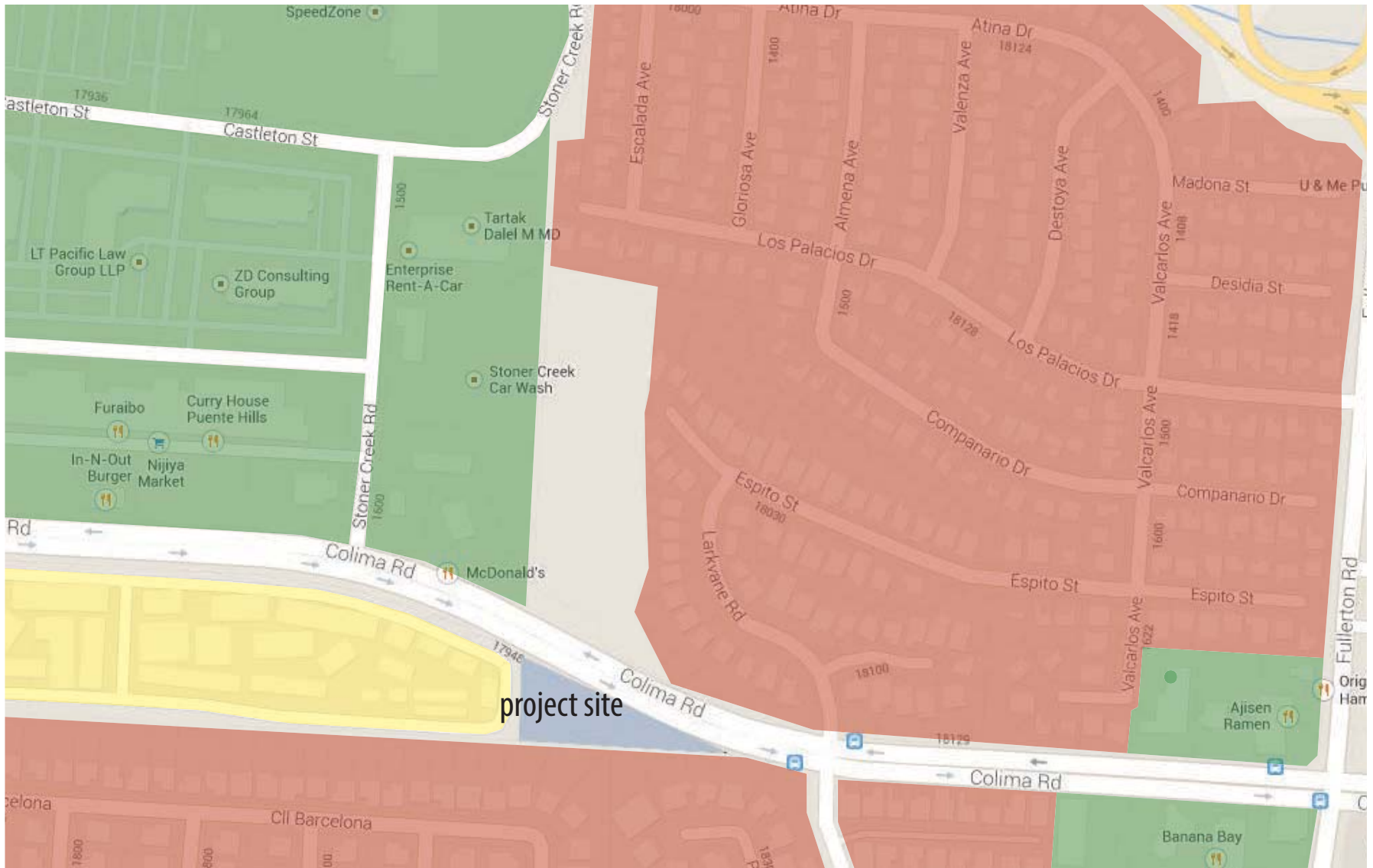
N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

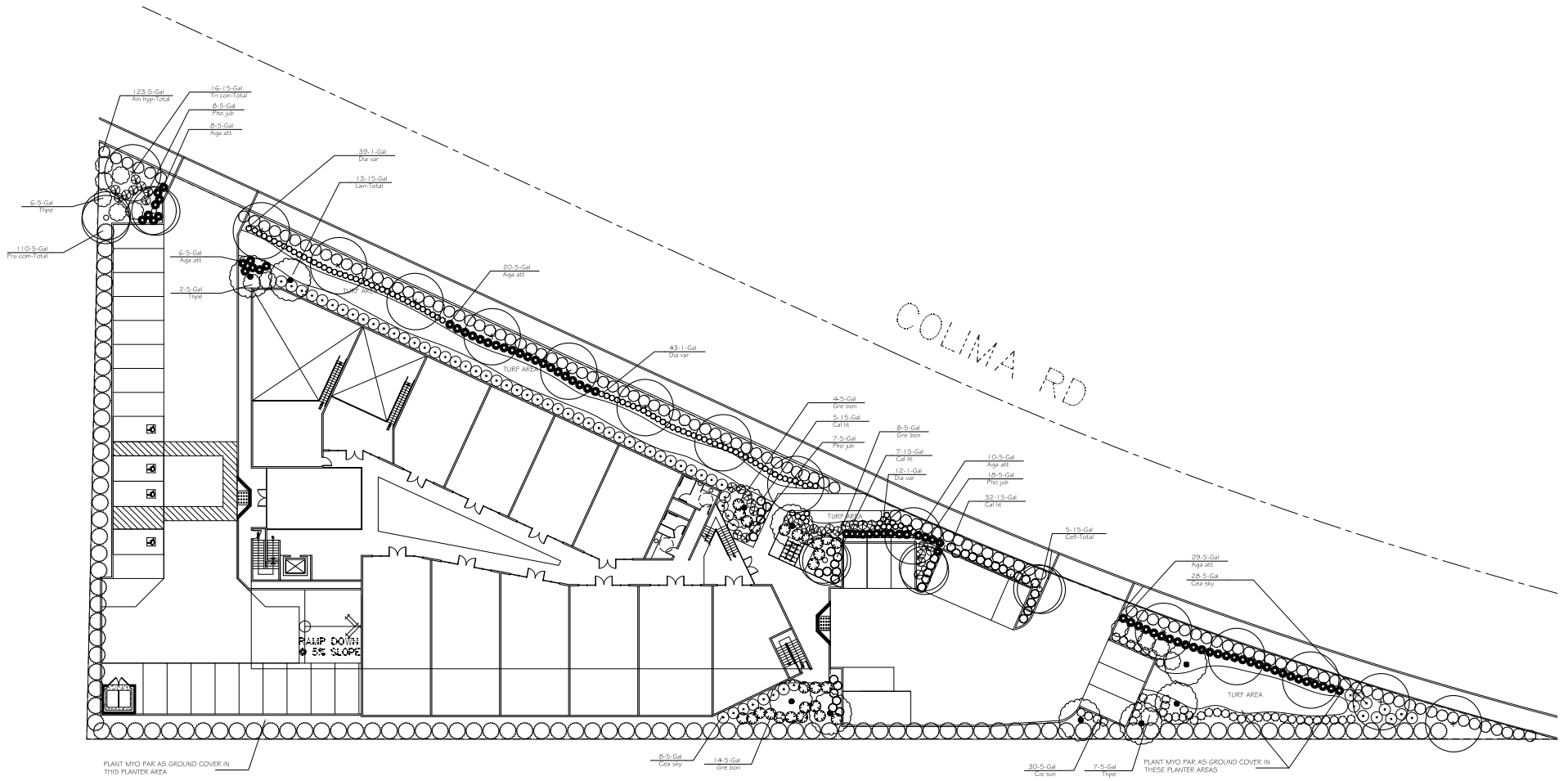






project site: currently agricultural
 commercial

residential
 multi-family residential



PLANT LEGEND



existing



proposed

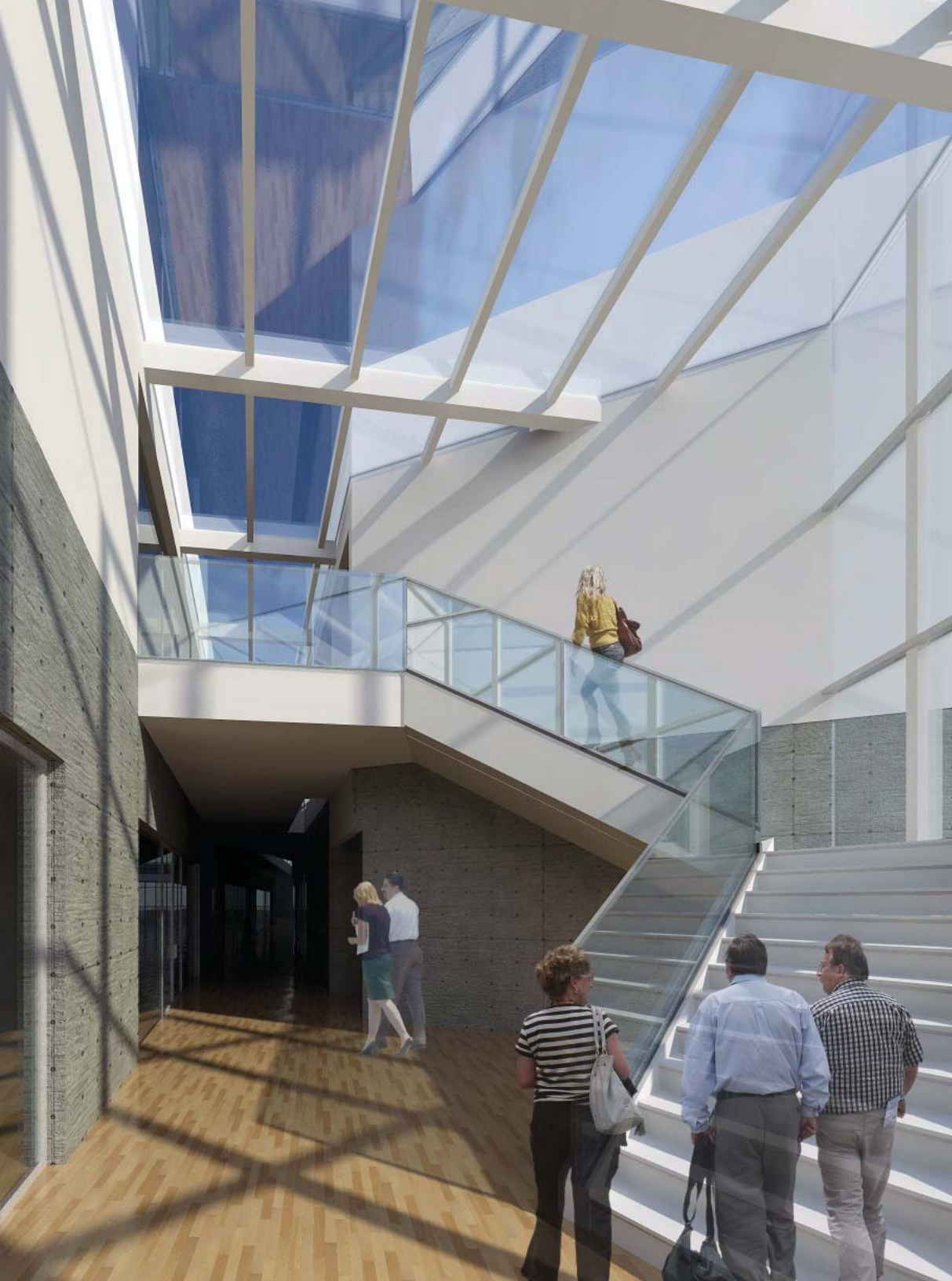


atrium



CD/A
CREATIVE DESIGN
ASSOCIATES

east lobby



BRINGING TO THE COMMUNITY.....

A SUSTAINABLE GREEN DEVELOPMENT

proposing 46 new trees, 16,536 sf of landscaping, and approx.. 624 shrubs.

stormwater collection tank for water to be reused for irrigation

to a currently underutilized site in the community

and

creating *jobs*

creating *revenue*

bringing *medical and professional services to the neighborhood*



THANK YOU.