



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

Date: May 10, 2023
To: RCONA
Subject: 1911 Freedom Way

Dear Board Members:

You may be interested to know that the Roseville Planning Division has received a development application for the project identified below. Notice will be mailed to property owners adjacent to the project prior to action on the application. We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL23-0056
Project Name: NCRSP PCL 49 - Dutch Bros Freedom Point
Description: The applicant requests a MPP Stage 1 Modification to replace the 12,000 SF Medical Office (Pad T) with a 950 SF coffee kiosk with a drive-through and reduce 12,000 sf Medical Office (Pad S) to 8,000 sf and a MPP Stage 2 for a 950 sf Dutch Bros coffee kiosk with drive-through. A Tentative Parcel Map to subdivide Lot 9/Parcel 3 into two parcels is also requested.
Site Location: 1911 Freedom Wy.
APN: 363-022-027-000
Specific Plan Area: NC
Specific Plan Parcel #: 49
Zoning: M1/SA-NC, PD/SA-NC
General Plan: LI
Applicant: Kris Steward, Plan Steward, Inc.
Owner: John Stewart, 1911 Freedom, LLC

If you are interested in having this project presented at one of your neighborhood association meetings, please contact the applicant at the phone number provided above or me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

If you have any questions or comments regarding this project, I can be contacted in the Planning Division at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Sean Morales, Associate Planner
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Find us online at
www.roseville.ca.us