

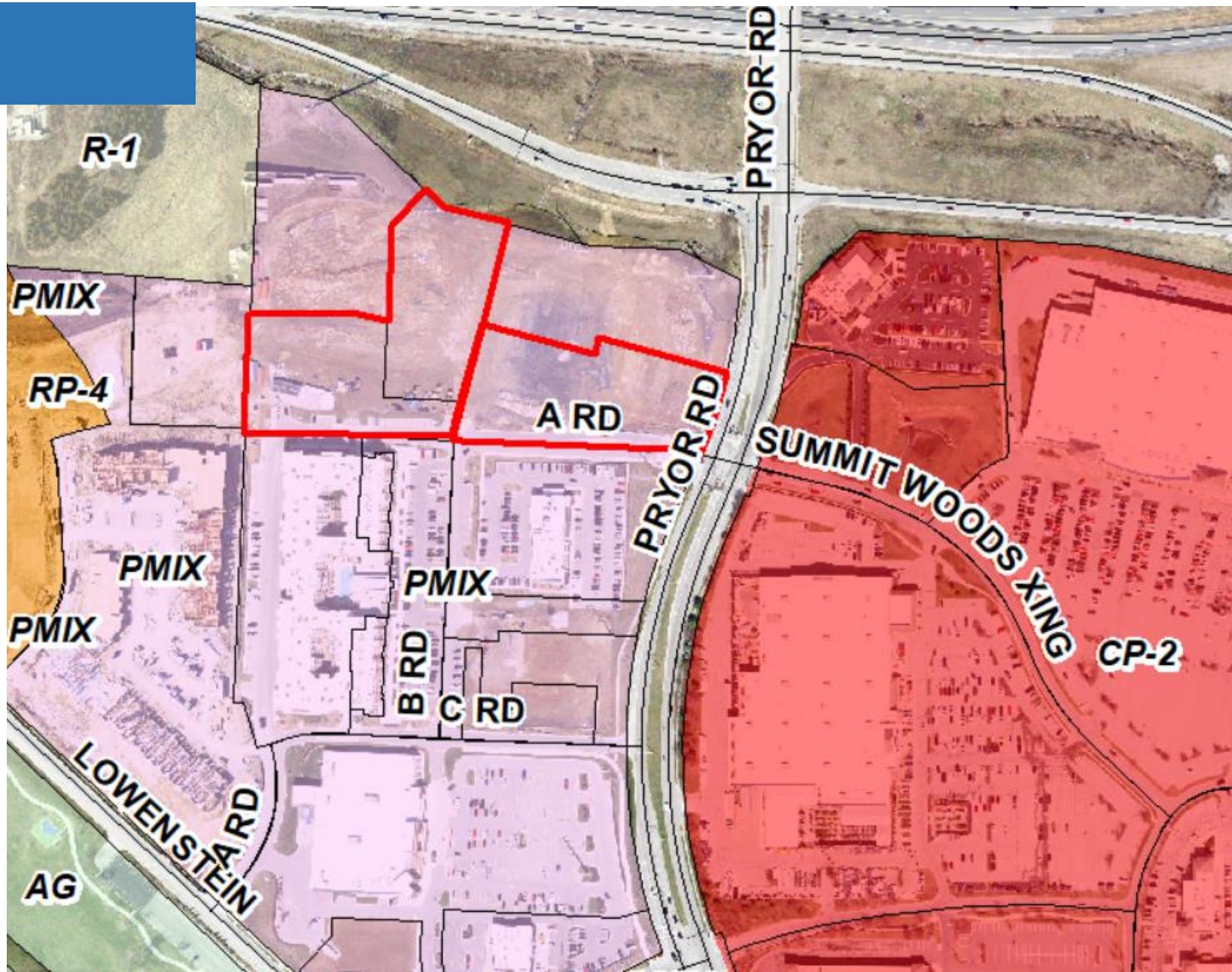
PL2023-151

Streets of West
Pryor Lots 11 and
13
Preliminary
Development Plan

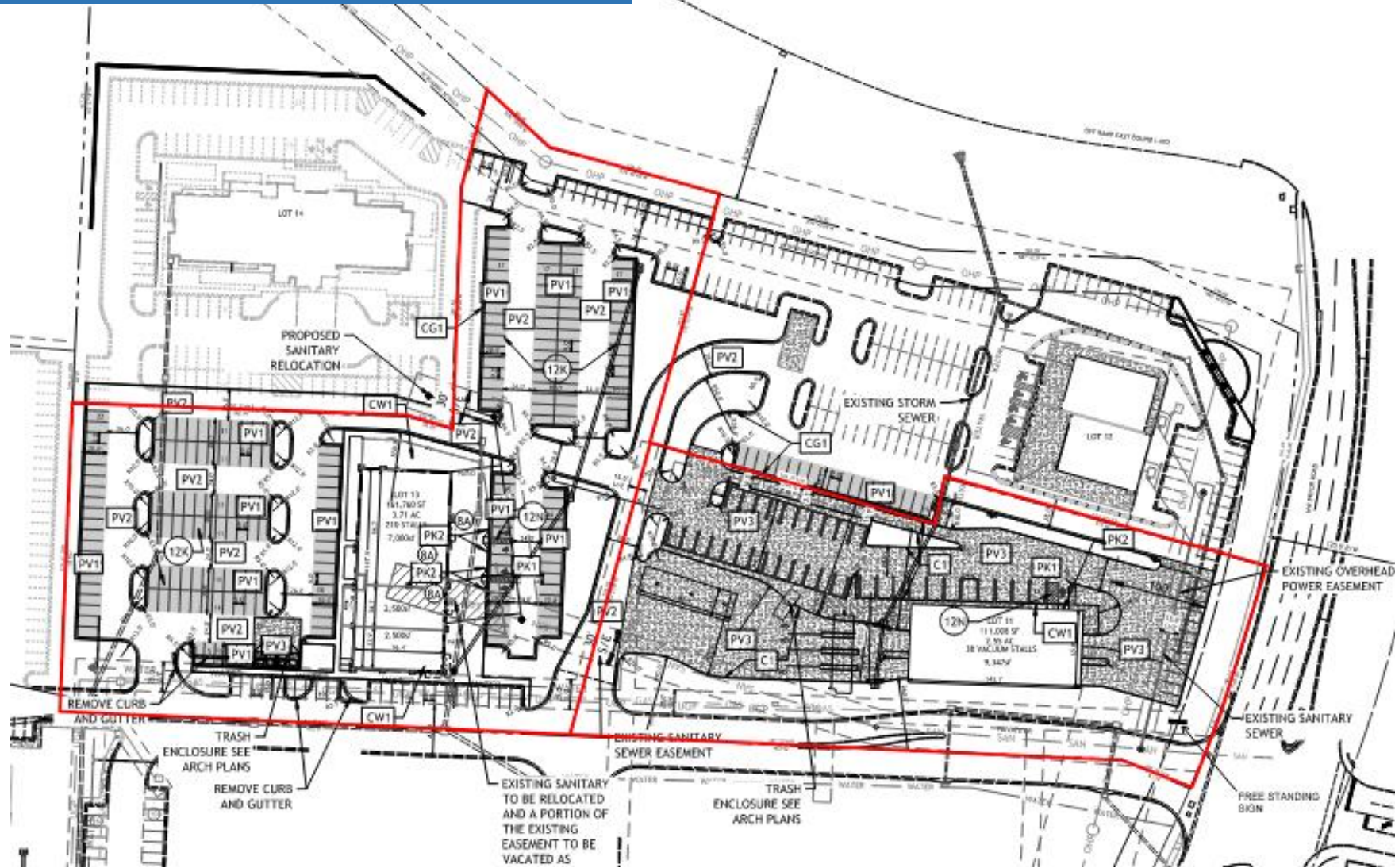


City Council – October 10, 2023

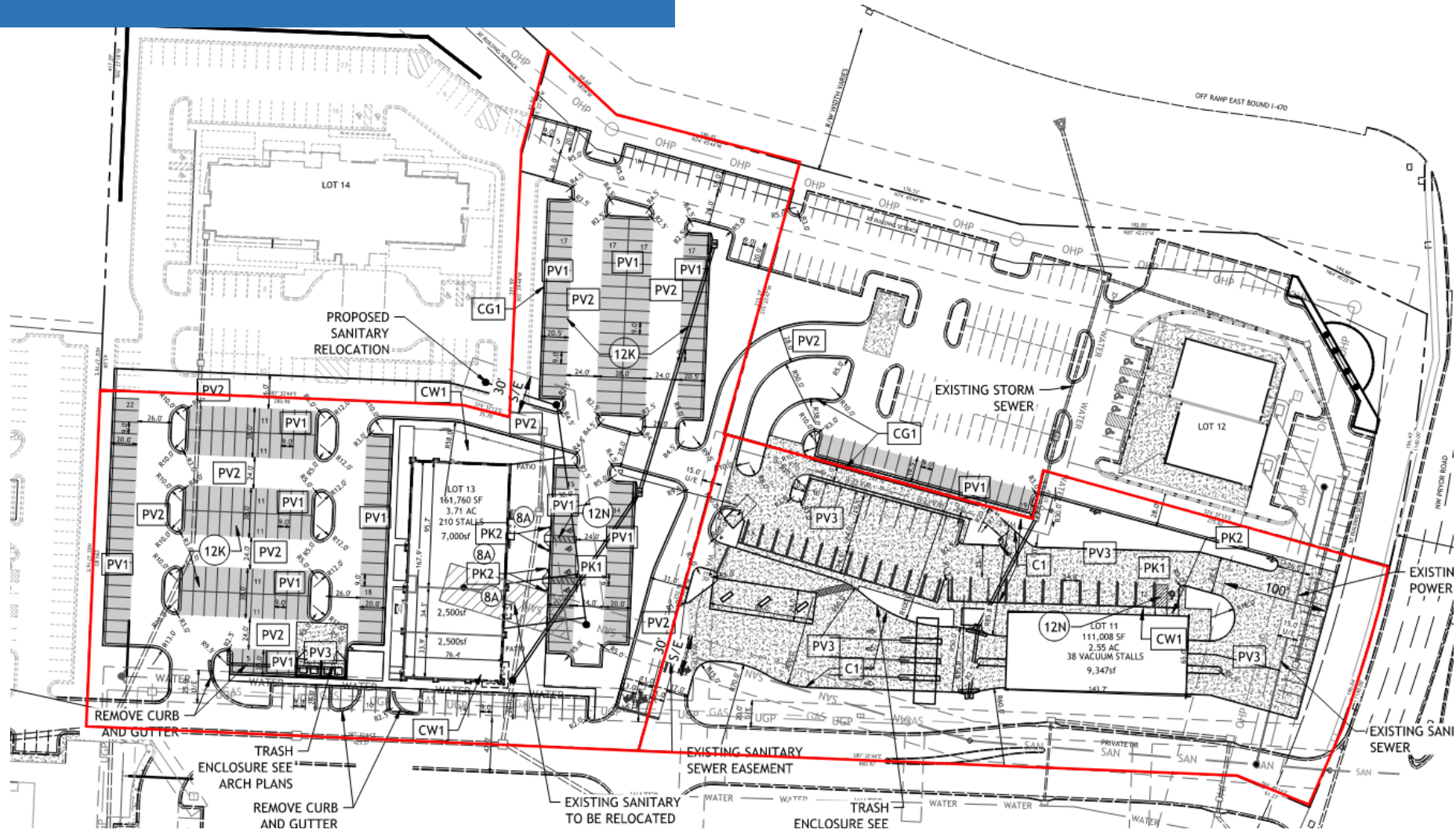
Zoning



Project Area Overview - Original



Project Area Overview - Revised



Original Plan - Lot 11

Zoning

- PMIX

Property Size

- 2.55 acres

Land Use

- Original: Restaurant
- Proposed: Carwash

Building Area

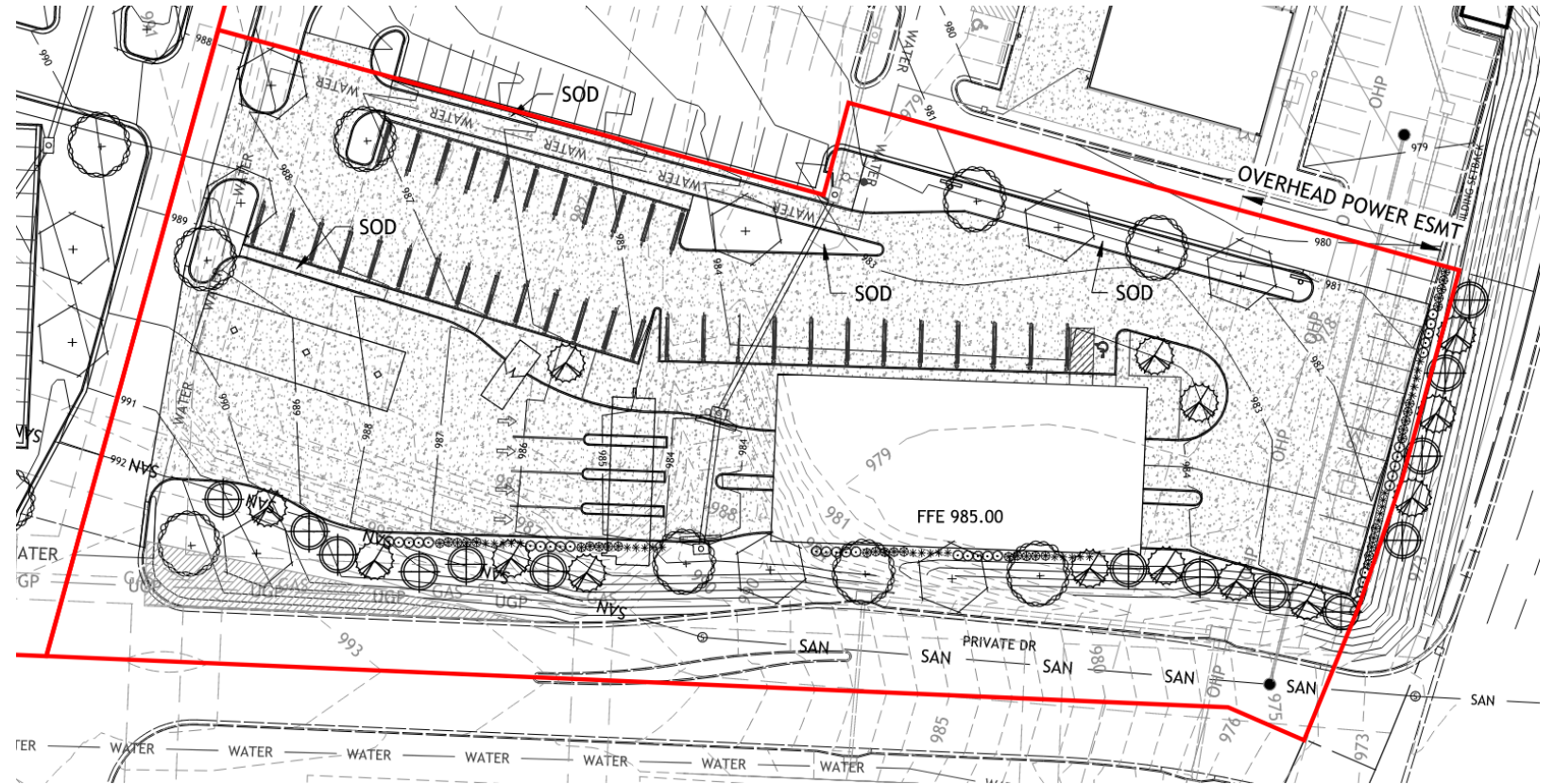
- 9,347 sq. ft.

Building Height

- 27'-3"

Parking Spaces

- 8 required
- 14 provided + 35 vacuum stalls



Revised Plan – Lot 11

Zoning

- PMIX

Property Size

- 2.55 acres

Land Use

- Original: Restaurant
- Proposed: Carwash

Building Area

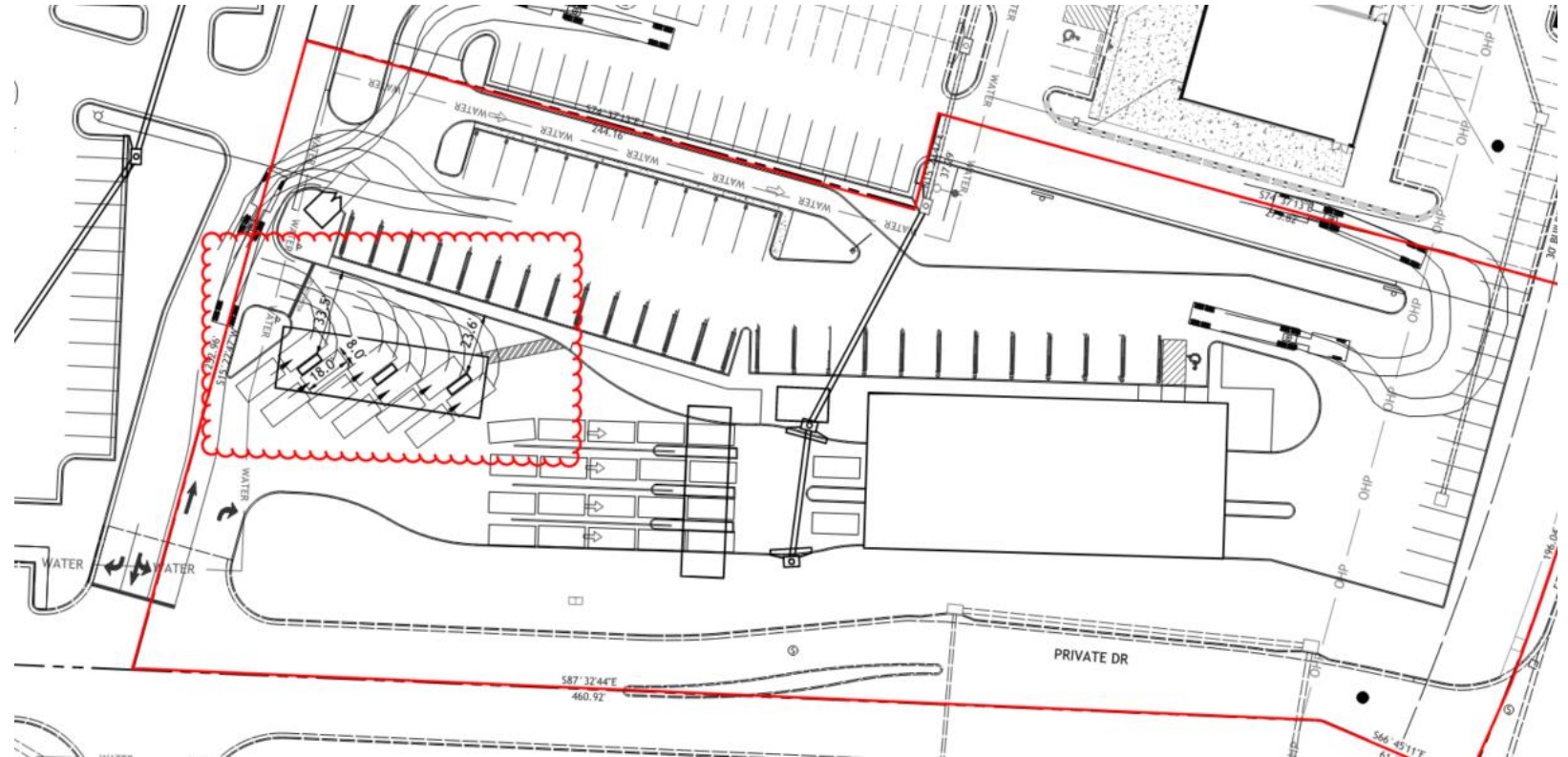
- 9,347 sq. ft.

Building Height

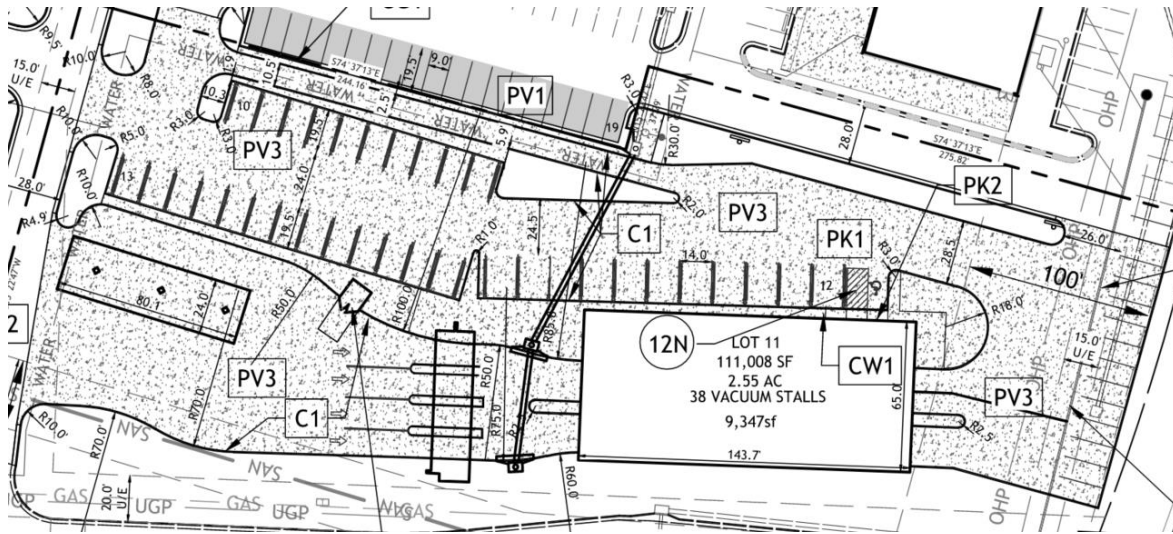
- 27'-3"

Parking Spaces

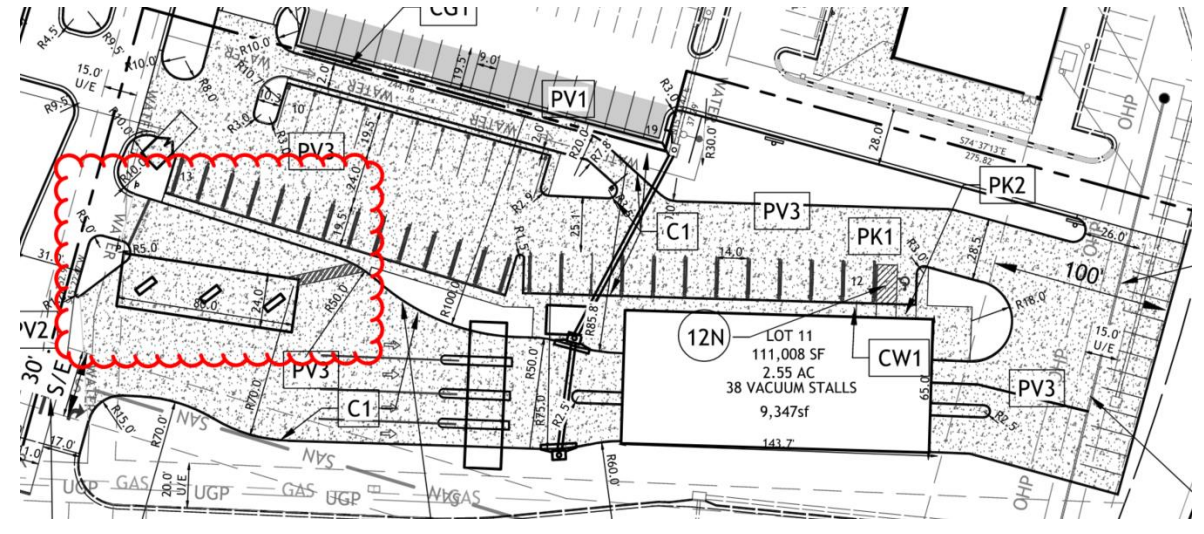
- 8 required
- 14 provided + 35 vacuum stalls



Plan Comparison – Lot 11



Original Plan



Revised Plan

Preliminary Development Plan – Lot 13

Zoning

- PMIX

Property Size

- 3.71 acres

Land Use

- Original: Hotel
- Proposed: Restaurant

Building Area

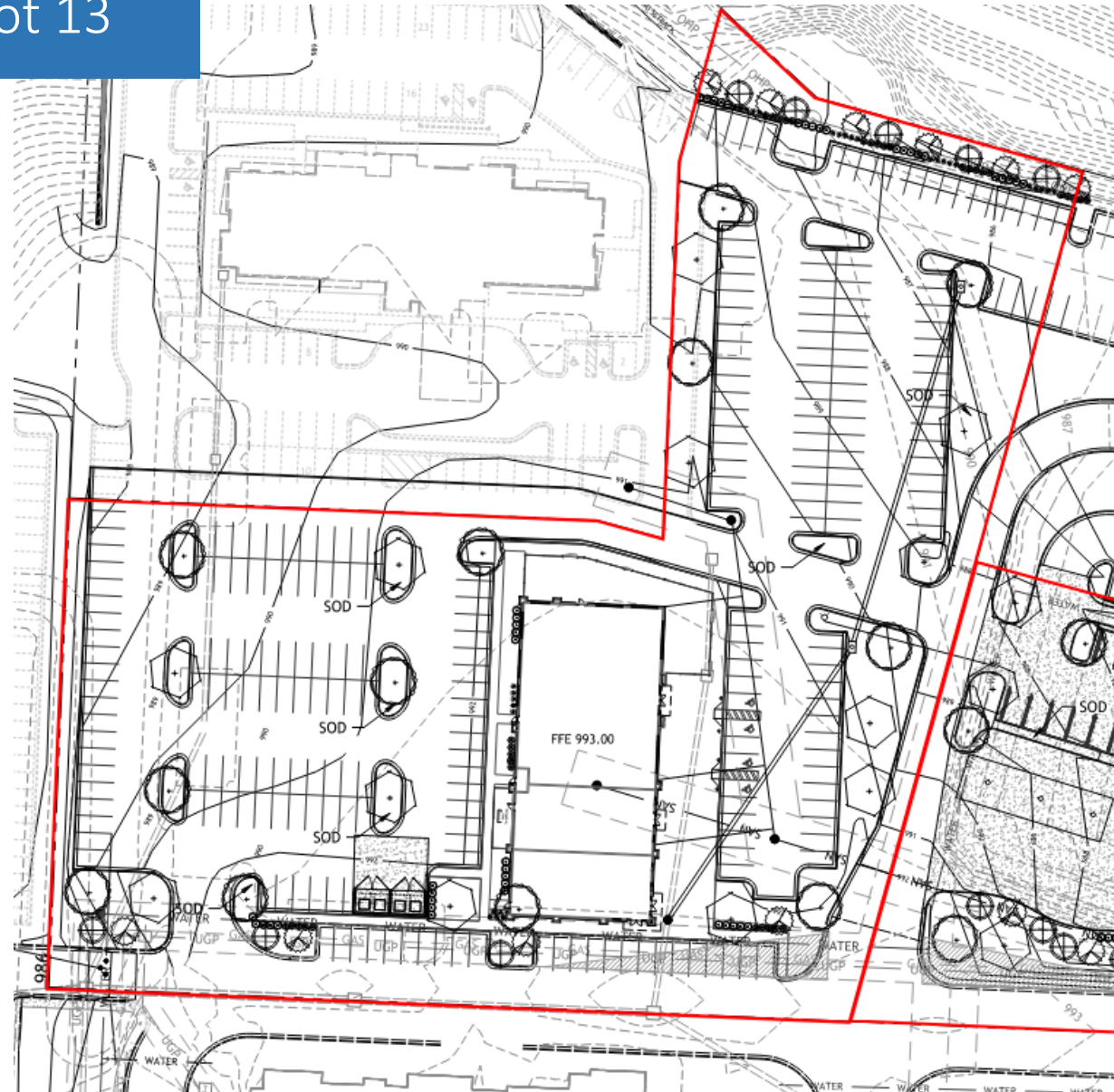
- 12,000 sq. ft.

Building Height

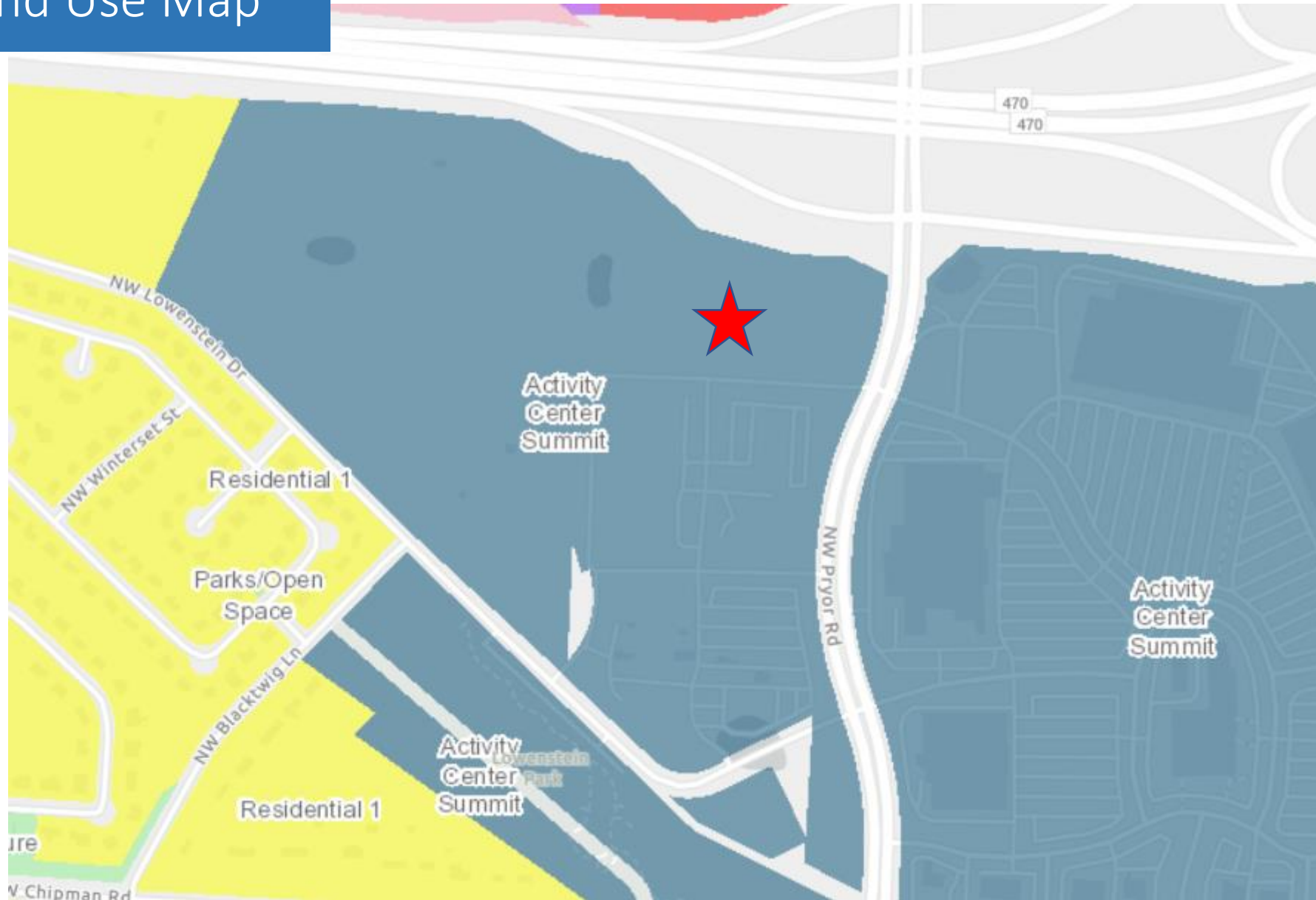
- 28'

Parking Spaces

- 168 required
- 210 provided



Ignite! Land Use Map



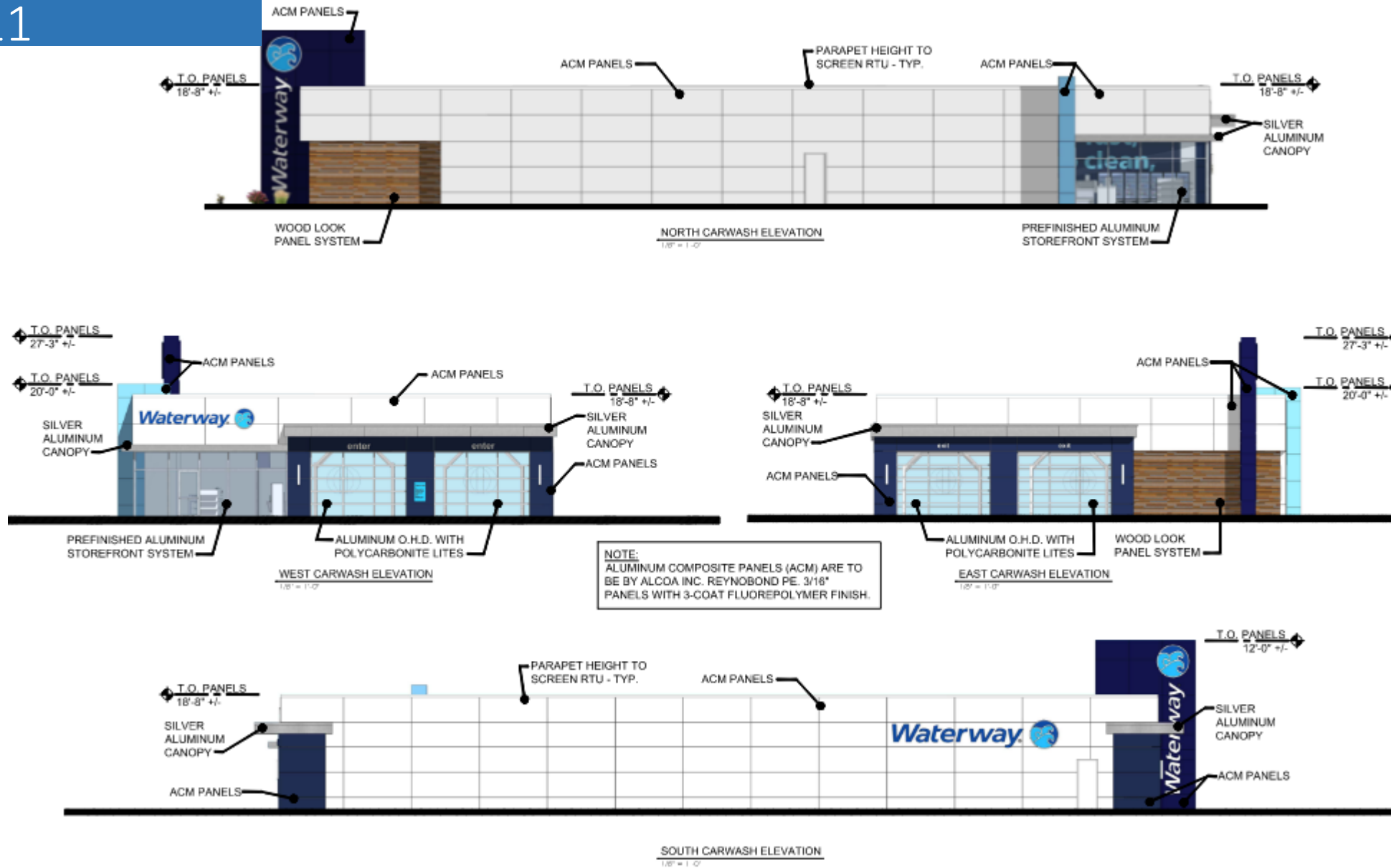
Original Typical Elevation



Materials: EIFS, brick, stone

Architectural Elevations – Lot 11

- Materials:
- Aluminum Composite Metal (ACM) panels
 - Wood-look cement fiberboard
 - Glass



Architectural Rendering – Lot 11



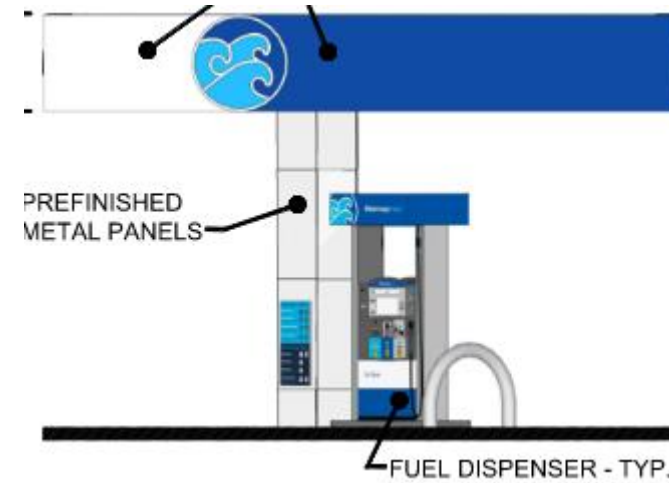
Sign Package – Lot 11

	Number	Copy	Letter Height	Sign Area/percentage of façade
North Building Elevation ¹	1	"Waterway" + wave logo	5'-4"	122 sq. ft./4.3%
South Building Elevation	1	"Waterway" + wave logo	4'-6"	117 sq. ft./5.1%
South Building Elevation ^{1,2}	1	Waterway" + wave logo	5'	117 sq. ft./51.1%
West Building Elevation	1	"Waterway" + wave logo	3'	53 sq. ft./4.3%
PMIX sign standards	3 per single-tenant building; or 2 per tenant in multi-tenant building	N/A	6' letter height	10%



Sign Package – Lot 11

	Number	Copy	Letter Height	Sign Area/percentage of façade
North Gas Pump Canopy Elevation	2	"Waterway Fuels" + "Go Clean"	1'-6" – "Waterway Fuels"; 0'-10" – "Go Clean"	29 sq. ft./10.7% - "Waterway Fuels"; 4.35 sq. ft./1.6% - "Go Clean"
South Gas Pump Canopy Elevation	2	"Waterway Fuels" + "Go Clean"	1'-6" – "Waterway Fuels"; 0'-10" – "Go Clean"	29 sq. ft./10.7% - "Waterway Fuels"; 4.35 sq. ft./1.6% - "Go Clean"
East Gas Pump Canopy	1	Wave logo	3'-6"	10.6 sq. ft./12.0%
West Gas Pump Canopy	1	Wave logo	3'-6"	10.6 sq. ft./12.0%
PMIX sign standards	3 per single-tenant building; or 2 per tenant in multi-tenant building	N/A	6' letter height	10%



Sign Package – Lot 13

	Number	Copy	Letter Height	Sign Area/percentage of facade
North Elevation	1	"30hop"	6'	172 sq. ft./9.1%
South Elevation	1	Tenant Signage placeholder	1'-6"	62 sq. ft./3.1%
East Elevation	3 total (1 per tenant space)	"30hop"; Tenant Signage placeholder; Tenant Signage placeholder	6' – "30hop"; 1-6" – Tenant Signage placeholders	172 sq. ft./3.1% – "30hop"; 62 sq. ft./7.0%; and 62 sq. ft./6.2%
West Elevation	3 total (1 – "30hop"; 2 – Tenant Signage placeholders)	"30hop"; Tenant Signage placeholder; Tenant Signage placeholder	6' – "30hop"; 1-6" – Tenant Signage placeholders	172 sq. ft./6.9% – "30hop"; 62 sq. ft./7.9%; and 62 sq. ft./6.8%
UDO standards	2 per tenant in multi-tenant building	N/A	6' letter height	10% of façade allowed



Neighborhood Meeting

- Held July 10, 2023
- No attendees

Approval Conditions

1. Development shall be in accordance with the preliminary development plan signed and sealed September 21, 2023, 2023; the Lot 11 building elevations dated July 27, 2023, and August 4, 2023; and the Lot 13 building elevations dated July 21, 2023.
2. A maximum of four (4) wall signs shall be allowed on both the carwash tunnel building and gas pump island canopy on Lot 11. Signage shall comply with all other sign standards (e.g. maximum allowable sign letter height, sign area, etc.) of the PMIX zoning district, except that the wall sign on the south-facing architectural feature located on the east carwash building façade shall be allowed a maximum 51.1% sign area as depicted on the building elevations dated August 17, 2023.
3. A maximum of three (3) wall signs shall be allowed on the two endcap tenant spaces for the multi-tenant building on Lot 13. Signage shall comply with all other sign standards (e.g. maximum allowable sign letter height, sign area, etc.) of the PMIX zoning district.

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