



changes to the existing requirements will require a UDO amendment, and thus will we required to be brought before the Community and Economic Development Committee, the Planning Commission and the full City Council for consideration.

5,773 square foot building

0.05 floor area ratio (FAR) - 0.55 maximum permitted

70% impervious coverage - 80% maximum permitted

30% open area - 20% minimum open area required

59 parking spaces provided; 29 spaces required

Please note that minutes for the June 14, 2016, meeting where this item was considered by the Planning Commission are not available at this time. A copy of the Action Letter from that meeting is included as an attachment in lieu of the minutes. However, video of the full Planning Commission meeting is available for viewing on the City's website.

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Application #PL2016-088 - PRELIMINARY DEVELOPMENT PLAN - QuikTrip, 120 SW M-150 Hwy; QuikTrip, applicant

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the minimum 20 foot parking lot setback requirement, to allow a 9.91 foot setback along SW Market St.
2. A modification shall be granted to the under-canopy lighting maximum of 30 foot-candles, to allow an under-canopy maximum of 67 foot-candles.
3. A modification shall be granted to the requirement of an automatic door lock capable of being locked from the cash register counter.
4. A modification shall be granted to the requirement that all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed mesh screening around the periphery of the roof-top mechanical equipment.
5. A modification shall be granted to the requirement that each trash enclosure include a steel gate painted to be compatible with the color of the masonry walls and building it is to serve, to allow the proposed mesh screening gate.
6. The southern access point onto SW Market Street shall be removed as recommended in the Transportation Impact Analysis form dated June 6, 2016.
7. The development construction shall be in accordance with the preliminary development plan, date stamped May 24, 2016.

Committee Recommendation:

**PLANNING COMMISSION ACTION:** On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted four "yes" (Mr. Rader, Mr. Lopez, Mr. Funk and Mr. DeMoro) and two "no" (Mrs. Roberts and Mr. Norbury) by voice vote to **APPROVE Appl. #PL2016-088 - PRELIMINARY DEVELOPMENT PLAN - QuikTrip, 120 SW M-150 Hwy; QuikTrip, applicant, subject to staff's letter, dated June 10, 2016, subject to staff's letter, recommendation items 1-8.**

