Legislation Details (With Text)

File #:	2023-5380	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Presented
File created:	1/6/2023	**In control:**	City Council - Regular Session
On agenda:	3/7/2023	**Final action:**	3/7/2023
Title:	Public Hearing: Application #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream IV, LLC, applicant. (Note: This application was continued from February 7, 2023 per the applicant's request.)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 01-12-2023 PC Action Report, 2. Staff Letter, 3. Traffic Impact Analysis, 4. Traffic Impact Study, 5. Preliminary Development Plan, 6. Elevations, 7. Location Map, 8. Staff Presentation, 9. Applicant Presentation		

Date	Ver.	Action By	Action	Result
3/7/2023	1	City Council - Regular Session	presented	
2/7/2023	1	City Council - Regular Session	continued	Pass
1/12/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream IV, LLC, applicant.
(Note: This application was continued from February 7, 2023 per the applicant's request.)

Issue/Request:
The applicant is seeking approval of a preliminary development plan (PDP) to construct a 5,400 sq. ft. convenience store with fuel sales.

Proposed Motion:
I move to recommend APPROVAL of Appl. #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream IV, LLC, applicant.

Jack Hopkins, Applicant's Representative
Josh Johnson, AICP, Director of Development Services

Recommendation:
With the conditions of approval as outlined in the staff letter and below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. Development shall be in accordance with the preliminary development plan dated November 28, 2022.
2. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated January 3, 2023, prepared by Brad Cooley, PE.

Committee Recommendation - A motion was made by Board Member Jana-Ford, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 2/7/2023. The motion carried unanimously.