Legislation Details (With Text)

File #:	2022-5038	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Presented
File created:	7/8/2022	**In control:**	City Council - Regular Session
On agenda:	8/9/2022	**Final action:**	8/9/2022
Title:	Public Hearing: Application #PL2022-195 - Preliminary Development Plan - LP Mart, 601 SE Oldham Parkway; Engineering Solutions, LLC, applicant.		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Traffic Impact Study, 5. Preliminary Development Plan, 6. Colored Building Elevations, 7. Location Map, 8. Applicant Presentation, 9. Staff Presentation		

Date	Ver.	Action By	Action	Result
8/9/2022	1	City Council - Regular Session	presented	
7/14/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-195 - Preliminary Development Plan - LP Mart, 601 SE Oldham Parkway; Engineering Solutions, LLC, applicant.

Issue/Request:
The applicant proposes a Preliminary Development Plan for a 6,250 sq. ft. convenience store and gas station with 8 pump stations on a 2.0-acre site at the southeast corner of SE Hamblen Rd and SE Oldham Parkway.

Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's Representative

With the conditions of approval below and contained in the staff report, the application meets the requirements of the UDO and DCM (Design and Construction Manual).

1. Development shall be in accordance with the preliminary development plan with an upload date of June 22, 2022, and building elevations with an upload date of June 14, 2022.
2. In order to provide for adequate spacing from the driveway access from SE Hamblen Rd., mitigate traffic congestion and improve site circulation, the south access driveway into the proposed development will be required to be shifted approximately 110 feet to the east.
3. A modified northbound right-turn lane shall be constructed on SE Hamblen Rd with a 100-foot turn lane and a 60-foot taper prior to any certificate of occupancy.

Committee Recommendation: On a motion by Mr. Touzinsky, seconded by Mr. Benbrook, the Planning Commission unanimously voted on July 14, 2022, to recommend approval of Application #PL2022-195 -

Preliminary Development Plan - LP Mart, 601 SE Oldham Parkway; Engineering Solutions, LLC, applicant.