

Legislation Text

File #: 2023-5808, **Version:** 1

Public Hearing: Application #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.

Issue/Request:

The applicant proposes a 9,347 sq. ft. dual-tunnel carwash plus gas pump island canopy and a 12,000 sq. ft. multi-tenant restaurant building on Lots 11 and 13 of Streets of West Pryor, respectively. The preliminary development plan approved in 2019 for the Streets of West Pryor identified the proposed Lot 11 as the site of a 7,500 sq. ft. sit-down restaurant. The approved plan identified the proposed Lot 13 as the site of a hotel, which the applicant will switch with the intended location for a sit-down restaurant. The proposed change in use for Lot 11 from a sit-down restaurant to a car wash plus the deviation in building architecture for both proposed buildings from the typical architectural aesthetic approved as part of the 2019 plan requires new preliminary development plan approval. Also included in this application is consideration of the applicant's request to allow a greater number of signs than those allowed under the sign ordinance.

Dave Olson, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

With the conditions of approval listed 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 signed and sealed September 21, 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 individually 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.

Committee Recommendation: On a motion by Mr. Touzinsky, seconded by Ms. Jana-Ford, the Planning Commission unanimously (7-0) voted on September 28, 2023, to recommend approval of Continued Public Hearing: Appl. #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.