

Legislation Text

File #: 2016-0302, Version: 1

PUBLIC HEARING - Appl. #PL2016-088 - PRELIMINARY DEVELOPMENT PLAN - QuikTrip, 120 SW M-150 Hwy; QuikTrip, applicant

Issue/Request:

This preliminary development plan is for the redevelopment of the existing QuikTrip site at the northeast corner of SW M-150 Hwy and SW Market St. The existing 4,300 sq. ft. convenience store, 10 fueling stations and canopy are proposed to be demolished and replaced with a 5,773 sq. ft. convenience store, 10 fueling stations and canopy. The proposed convenience store is QuikTrip's Generation 3 design, which has a primarily brick exterior with porcelain tile accents used on the building's front and both side entry features. The fueling station canopy columns use brick from top to bottom.

The site lies within the boundaries of the M-150 Hwy Corridor Development Overlay (CDO) district, and is subject to its requirements. The overlay district requires the incorporation of additional design and sustainability elements into the plan. The proposed plan provides a variety of these elements, such as pedestrian and bicycle accessibility; stormwater-related Best Management Practices; use of sustainable materials; and shade structures.

The applicant requests modifications to the following UDO requirements: parking lot setback, under-canopy lighting levels, automatic door locks, trash enclosure screening, **and** mechanical unit screening, **and M-150 CDO minimum point score. A request for modification to the M-150 CDO minimum point score was originally presented to the Planning Commission for consideration at the June 14, 2016, meeting. Following the meeting, the applicant and Staff were able to identify additional sustainable development and business practices to be implemented at this site to garner the additional points necessary to satisfy the minimum point score of the M-150 CDO and thus eliminate the need for a modification. (revised by Staff)**

It should be noted that based on staff's recent experience in applying the M-150 CDO standards to the first three projects subject to its requirements, including the subject application, staff has begun to re-examine the point system for potential changes. The goal of any changes will be to strike a balance between furthering the goals and vision of the M-150 Hwy CDO and the practical application of the overlay's requirements. Proposed 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.**