

Legislation Text

File #: 2016-0369, **Version:** 1

Continued PUBLIC HEARING - Appl. #PL2016-097 - PRELIMINARY DEVELOPMENT PLAN - QuikTrip, 800 NE Woods Chapel Rd.; QuikTrip, applicant.

(Note: This item was continued from August 4, 2016 and August 18, 2016.)

Following presentations by the applicant and staff, and public testimony this item was continued from the August 4, 2016 and August 18, 2016 City Council meetings to allow the applicant additional time to meet with abutting residents. The applicant met with the adjacent residents on Monday, August 22, 2016.

Issue/Request:

This preliminary development plan is for the redevelopment of the existing QuikTrip site at the northeast corner of NE Woods Chapel Road and NE Ralph Powell Road. The existing 4,300 sq. ft. convenience store, 16 fueling stations and canopy are proposed to be demolished and replaced with a 5,858 sq. ft. convenience store, 20 fueling stations and canopy. The proposed convenience store is QuikTrip's Generation III 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 applicant requests modifications to the following UDO requirements: the maximum impervious coverage allowed, the minimum open area, the percent of parking and drive aisles devoted to landscape islands, mechanical unit screening, trash enclosure screening, under-canopy lighting levels, parking lot light pole height, the maximum number of heads allowed on parking lot lighting fixtures within the 100' perimeter area, and automatic door locks.

- 5,858 square foot building
- 0.06 floor area ratio (FAR) - 0.55 maximum permitted
- 83.4% impervious coverage - 80% maximum permitted
- 16.6% open area - 20% minimum open area required
- 64 parking spaces provided; 52 spaces required

City Council Motion: I move to direct staff to present an ordinance for approval of Appl. #PL2016-097 - PRELIMINARY DEVELOPMENT PLAN - QuikTrip, 800 NE Woods Chapel Rd.; QuikTrip, applicant.

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

1. A modification shall be granted to the 80% maximum impervious coverage permitted, to allow for up to 83.4% impervious coverage.
2. A modification shall be granted to the 20% minimum open area requirement, to allow for a minimum open area of 16.6%.
3. A modification shall be granted to the requirement that landscape islands, strips or other planting areas located within the parking lot constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways, to allow for these areas to constitute 2.4% of the entire area devoted to parking spaces, aisles and driveways.
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. A modification shall be granted to the under-canopy lighting maximum of 30 foot-candles, to allow an under-canopy maximum of 58 foot-candles.
7. A modification shall be granted to the maximum parking lot pole fixture height of 15 feet within the 100-foot perimeter area from residential, to allow for parking lot pole lights with a maximum height of 20 feet.
8. A modification shall be granted to the maximum light fixture heads allowed within the 100-foot perimeter area from residential, to allow for three (3) double-headed parking lot lighting fixtures within the 100-foot perimeter area.
9. A modification shall be granted to the requirement of an automatic door lock capable of being locked from the cash register counter.
10. An application for minor plat shall be submitted, approved, and recorded prior to occupancy.
11. The development construction shall be in accordance with the preliminary development plan, date stamped May 20, June 21, and July 5, 2016.

Planning Commission Action: On motion of Mr. DeMoro and seconded by Mr. Delibero, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-097 - PRELIMINARY DEVELOPMENT PLAN** - QuikTrip, 800 NE Woods Chapel Rd; QuikTrip, applicant, subject to staff's letter dated July 8, 2016, recommendation items 1-11.