

## Legislation Details (With Text)

<b>File #:</b>	2023-5526	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Presented
<b>File created:</b>	3/16/2023	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	6/6/2023	<b>Final action:</b>	6/6/2023
<b>Title:</b>	Public Hearing: Application #PL2022-314 - Preliminary Development Plan - Arborwalk West, 3640 SW Arboridge Road; Christie Development Associates, LLC, applicant.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Staff Memo, 2. Updated Preliminary Development Plan, 3. Updated Traffic Impact Study, 4. Staff Letter, 5. Transportation Impact Analysis, 6. Traffic Impact Study, 7. Micro Stormwater Drainage Study, 8. Preliminary Development Plan, 9. Elevations (Casey's), 10. Elevations (Valvoline), 11. Elevations (The Learning Experience).pdf, 12. Location Map, 13. Planning Commission Action Report 05-11-2023, 14. Staff Presentation		

Date	Ver.	Action By	Action	Result
6/6/2023	1	City Council - Regular Session	presented	
5/11/2023	1	Planning Commission	recommended for approval	
4/13/2023	1	Planning Commission	continued	Pass
3/23/2023	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2022-314 - Preliminary Development Plan - Arborwalk West, 3640 SW Arboridge Road; Christie Development Associates, LLC, applicant.

### Issue/Request:

The applicant proposes a preliminary development plan (PDP) to construct a 4,569 sq. ft. gas station/convenience store (Casey's), an 1,800 sq. ft. quick change oil service center (Valvoline) and a 10,000 sq. ft. day care center (The Learning Experience). Access to the daycare will be shared with the adjacent church through the private drive on the north side of the subject property. Access to the Casey's and Valvoline will be through a full access on SW Arboridge Dr and a right-in, right-out on M-150 Hwy.

### Proposed Motion:

I move to recommend approval of Application #PL2022-314 - Preliminary Development Plan - Arborwalk West, 3640 SW Arboridge Rd; Christie Development Associates, LLC, applicant

Garrett Fugate, Applicant's Representative  
Shannon McGuire, Planner

With the conditions of approval 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 April 14, 2023, and the

following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022.

2. Development shall be in accordance with the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023.

A motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.