

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION**SITE ZONING:** (LR-2) Local Retail District.

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District	Shopping Center
SOUTH	(LR-2) Local Retail District	Gas Station and Convenience Store
EAST	(LR-2) Local Retail District	Gas Station and Convenience Store
WEST	(LR-2) Local Retail District	Restaurant

REQUEST: Approval of a Special Use Permit for the expansion of a gas station as part of an existing convenience store (7-Eleven) renovation. The applicant plans to renovate the existing convenience store with exterior improvements and add three (3) additional fuel pumps with a new canopy.

PROPOSED USE: Convenience store and gas station (existing)

ACRES/LOTS: Approximately 0.7 acres/1 lot

LOCATION: 1865 E. Rosemeade Parkway (NWC Rosemeade Parkway and Josey Lane)

HISTORY: The existing facility was established around 1991.

COMPREHENSIVE PLAN: Medium Intensity Commercial

TRANSPORTATION PLAN: Rosemeade Parkway and Josey Lane are designated as (A6D) Six-Lane Divided Arterials.

OWNER: Douglas Sanders/7-Eleven

REPRESENTED BY: The Dimension Group/Jon Featherston

STAFF ANALYSIS

PROPOSAL

The applicant plans to renovate the existing convenience store with exterior improvements and add three (3) additional fuel pumps with a new canopy. The additional fuel pumps require a Special Use Permit.

ELEMENTS TO CONSIDER

1. No Special Use Permit was required when the use was initially established.
2. Roof mounted equipment will be fully screened per City ordinance.
3. The minimum required exterior brick or stone content is 80%; the applicant proposes maintaining 100% brick and stone veneer.
4. Although landscaping will not be in total compliance due to site limitations, a five foot wide area of existing concrete will be removed and will be planted with trees and shrubs along Josey Lane and Rosemeade Parkway.
5. The existing driveways along Josey Lane and Rosemeade Parkway can remain. The applicant has changed the driveway radius to 20 feet and the driveway width to 35 feet as requested by staff.
6. As required, the gasoline service station pump islands and unenclosed canopies are not closer than 20 feet and 12 feet, respectively, from the front and side property line.
7. Staff received a written notice of support.

CONCLUSION

Staff believes the development proposal illustrates a nice building renovation along with a good site and landscape plan. Staff further believes the redevelopment proposal will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are established regarding location, arrangement and construction.