

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 2, 2024

Subject: Commercial Corridor Design Review Overlay District Site Plan – Lot 4, Block 4, Southland Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Kwik Trip, Inc has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 4 in Block 4 of Southland Addition at the intersection of 20th Street South and Ace Avenue.

Background:

Lot 4 in Block 4 of Southland Addition is a 3.38-acre lot located along 20th Street South within a Business B-2 District and the Commercial Corridor Design Review Overlay District. Development within the overlay district must be reviewed by the Planning Commission and City Council.

Item Details:

The proposed development includes a 9,218 square foot convenience store with gas station and car wash. The property will front and have access to 20th Street South, Ace Avenue and Canasta Lane. Off street parking will be provided on site with parking to the east and south of the convenience store.

The convenience store will be located with a 25' setback to 20th Street South and a 59' setback to Ace Avenue. The car wash will have a 43' setback to Canasta Lane. A potential expansion of the car wash may reduce the setback to 25'. The large setback along Ace Avenue is necessary due to site grading, which requires the gas station and convenience store to be located further east on the site. Pushing the site further to the west would create grading issues that would include the need for retaining walls and steps into the convenience store from the sidewalk.

The Development Review Team discussed the enlarged setback along Ace Avenue and preferred the elimination of potential ADA issues with stairs. With the enlarged front yard area along Ace Avenue, the DRT preferred enhanced landscaping within this yard area as opposed to requiring window glazing along the secondary front yard along Ace Avenue. DRT recommended that the trash enclosures be moved outside of the front yard along Ace Avenue. Sec. 94-409 prohibits trash enclosures in the front yard. An exception to Sec. 94-409 would be required if not address by moving the location of the trash enclosure on the site plan.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the site plan contingent upon the trash enclosure being located outside of the front yard.

Supporting Documentation:

Notice – Planning Commission

Site Plan

Grading Plan

Circulation Plan

Landscape Plan

Photometric Lighting Plan

Elevation Drawings

Renderings

Site Photos