

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input checked="" type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Fowler <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	<i>October 7, 2019</i>
DESCRIPTION	Consider the proposed creative alternative for a +/- 1.7 acre portion of 36756 Interstate Highway 10 at Johns Road, on behalf of Lique Design Studio (KAD No. 14392). Take necessary action.
STAFF'S RECOMMENDED ACTION (be specific)	Approve the proposed creative alternative for a +/- 1.7 acre portion of 36756 Interstate Highway 10 at Johns Road, on behalf of Lique Design Studio (KAD No. 14392).
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>The property is now in the process of platting a 1.7 acre tract out of the 4 acre parcel. The developer for the site is proposing the use of a convenience store/gas station at the corner of IH-10 and Johns Road. The property is in the Entrance Corridor and while the use is acceptable along IH-10, it is a corner lot and therefore has two frontages. They will have to meet the criteria for landscaping in the Entrance Corridor, but they do have more than 15% of their parking in front and will need to provide additional screening for the parking.</p> <p>While the Zoning Ordinance recommends that the building should be built at the front lot line, occupying a significant portion of the frontage, to provide the functionality of a gas station, those characteristics cannot be met. To make the built environment more attractive to the public, the developer has proposed the use of materials and layout to be harmonic, and landscape buffers throughout the property boundary to minimize the impact of such development. They are proposing a screening wall on the corner in addition to the landscaping. They are also proposing a pitched roof over the gas pumps with stone cladded pillars and the convenience store will also have a pitched roof with matching stone exterior and faux windows on the sides and rear.</p> <p>Based on the material and screening presented Staff recommends approval of the request for the Creative Alternative for the property.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL	

INFORMATION	
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This summary is not meant to be all inclusive. Supporting documentation is attached.