

Site Plan - Sprouts

Location:

- 1679 SW Wilshire

Applicant:

Julie Baum (Kimley-Horn) and
Tim Mondello (GBT Realty Corp.)

Item for approval:

Commercial site plan and sign variance for
a food and beverage sales (grocery) store
with retail (Case 24-114).



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Site Plan Summary:

- Sprouts: 23,256 SF Building
- Retail: 18,000 SF
- Single-story
- Uses – Food and Beverage Sales and Retail



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Site Conformance Table

<i>Required</i>	<i>Staff's Findings</i>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with the exception of the sign variance request(s).
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 17,145 S.F.	Complies. Landscaping proposed: 17,164 S.F. with credits as listed on landscaping plans.
<u>Parking Requirement –</u> 1 space per 200 SF:207 spaces (landscape credit reduction to 187 spaces) 6 ADA spaces (2 for vans)	Complies. Parking provided: 187 spaces ADA spaces: 6 spaces (2 for vans)

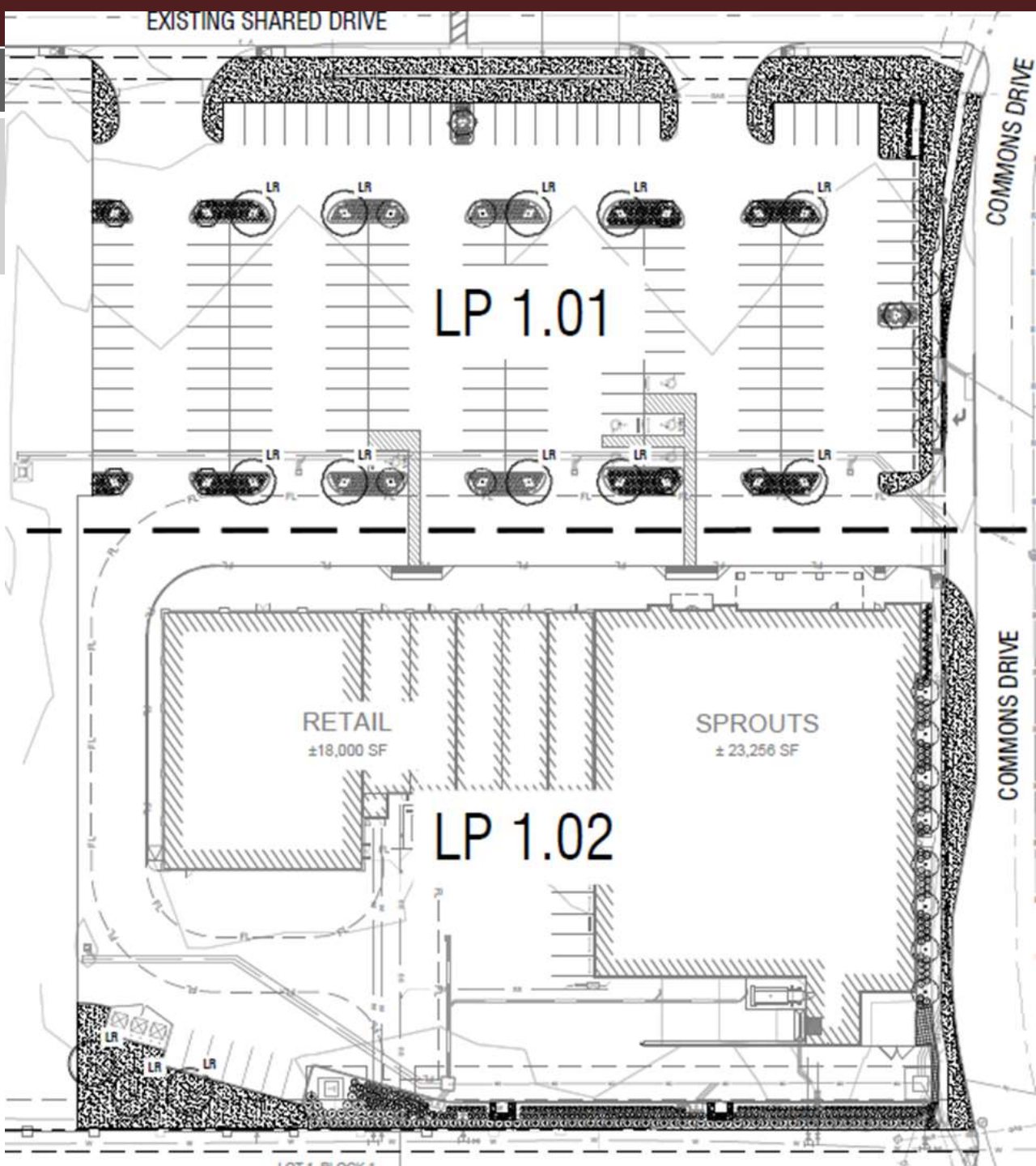
Landscaping

Required 17,145 SF (included 13 additional trees and drought tolerant areas for landscaping credit)

Providing 17,164 SF

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	QV	3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL, 16" HT, 6" SPR	FULL, STRAIGHT, SINGLE LEADER
	UP	10	ULMUS PARVIFOLIA / LACEBARK ELM	3" CAL, 14" HT, 6" SPR	FULL, STRAIGHT, SINGLE LEADER
ORNAMENTAL TREE					
	CH	10	CHILOPSIS LINEARIS / DESERT WILLOW	6" HT, 4" SPR	FULL, 3 TRUNKS @ 1.5" CAL.
	LU	18	LAGERSTROEMIA X "TUSKEGEE" / CRAPE MYRTLE TUSKEGEE	8" HT, 4" SPR	FULL, SINGLE LEADER, 3" CAL. MIN.
SHRUBS					
	BY	320	ILEX VOMITORIA "NANA" / DWARF YALPON HOLLY	12" HT, 12" SPR, 24" OC	FULL & MATCHING, 5 GAL. MIN
	LE	83	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	36" HT, 24" SPR, 48" OC	FULL & MATCHING, 5 GAL. MIN
	LC	36	LEUCOPHYLLUM FRUTESCENS "COMPACTA" / COMPACT TEXAS SAGE	24" HT, 24" SPR, 36" OC	FULL & MATCHING, 5 GAL. MIN
	MY	117	MYRICA PUGILLA / DWARF WAX MYRTLE	24" HT, 18" SPR, 36" OC	FULL & MATCHING, 5 GAL. MIN
	PI	480	PITTOSPORUM TOBIRA "WHEELERS DWARF" / DWARF PITTOSPORUM	18" HT, 18" SPR, 24" OC	FULL & MATCHING, 5 GAL. MIN
GRASSES					
	MU	108	MUHLENBERGIA CAPILLARIS / PINK MUHLY	24" HT, 30" OC	FULL & MATCHING, 5 GAL. MIN
GROUND COVERS					
	SO	13,292 SF	BOUTELOUA DACTYLOIDES / BUFFALO GRASS	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS, WEEDS, PESTS, AND DISEASE.
	RI	302 SF	RIVER ROCK / RIVER ROCK	ROCK	ARIZONA COBBLE BY WHIZ-Q STONE OR APPROVED EQUAL. SIZE TO BE 1"-3" COI
	TR	89	TRACHELOSPERMUM ASIATICUM "ASIATIC" / ASIATIC JASMINE	8" HT, 8" SPR, 18" OC	FULL & MATCHING, 1 GALLON MIN.



Sign Variance- Sprouts

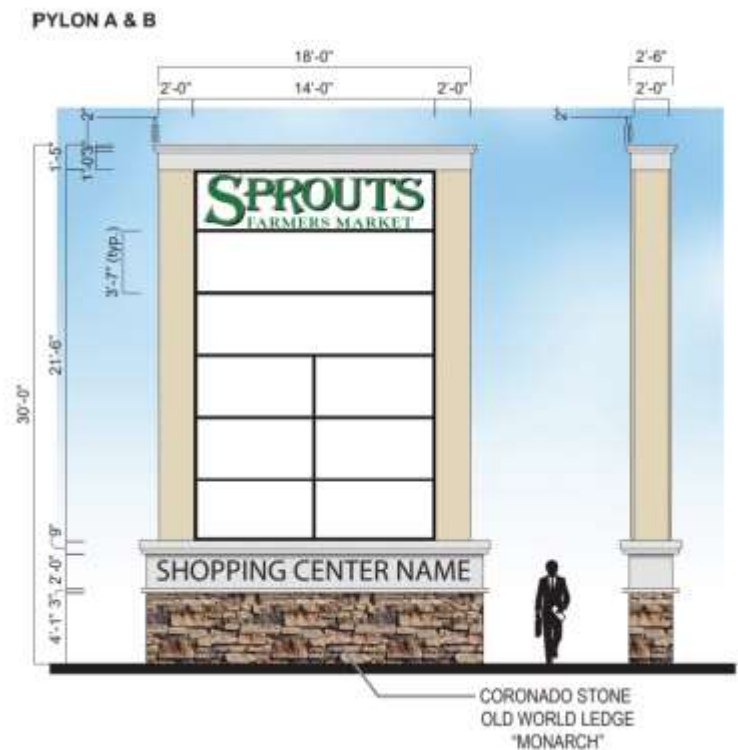
Variance Requested

Chapter 63, Sign Regulations, Section 63-57 Pylon Sign.

- Requesting 540 square feet
- Requesting 2 pylon signs
- Requesting 30 feet in height

Staff's Findings

- City Council action only.
- Maximum 150 square feet for multi-tenant.
 - One per premises.
 - Maximum 25 feet; except for multi-tenant buildings in which case an additional 18 inches of sign height may be granted for each business but in no event may exceed a maximum sign height of 30 feet.



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P&Z Summary

Vote

Recommended approval unanimously

Discussion

None

Speakers

Applicant was present (no questions)

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Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the resolution for the site plan.

