

Shoppes of Westlake Landings - Parcel B

Site Plan Modification

Justification Statement

January 3, 2023

Revised: January 29, 2024

Introduction

The Applicant is requesting a site plan modification of the Shoppes of Westlake Landings, Parcel B in Pod H, Westlake Landings. The site plan was initially approved by Development Order on November 22, 2021, for mixed-retail uses to be located within 2 proposed buildings situated in the northeast portion of Pod H. Subsequently, on June 7, 2023, the site plan was modified to replace the previously approved restaurant use with a bank with drive-through. Subsequently, a minor site plan modification was approved to replace the originally approved 2 dual charging stations to 4 high-speed charging stations. Pod H plat has been previously platted and approved as “Westlake Landings.”

Subject Request

As a result of market conditions, the Applicant is requesting a site plan modification to replace the 2572 square foot bank (TD Bank) with drive thru with a fast-food restaurant use with 1 drive-thru lane at the south end of the north building. The restaurant tenant will utilize the previously approved 2,572 square foot space of the bank and also proposes a 400 square foot outdoor seating area. The site plan and landscape plans have been modified to reflect the proposed use change and to include the proposed outdoor seating area. To satisfy the minimum stacking requirements for the change from bank drive through to fast food one loading zone was relocated from the west side of the north building to the east side of the building within the front parking field. **We believe this is the most logical area for the 2nd loading bay, which will primarily be used for UPS and FedEx deliveries. The location chosen creates the least amount of disruption to the overall site circulation, allowing these deliveries to pull in and out more efficiently in the front parking area.** The collective changes resulted in the loss of 2 parking spaces (114 to 112). The total number of parking spaces provided continues to exceed the minimum code requirements. Minor updates to the architectural elevations have been made to remove the previous color branding associated with the previously proposed bank tenant. There are no changes to architectural details or building square footage.

Conclusion

The Applicant is requesting review of the proposed modification to Parcel B at the Shoppes of Westlake Landings site plan as presented, along with the separate application being submitted in tandem for an amendment to the overall master plan of Pod H. The Applicant will work closely with Staff to bring this application to completion as quickly as possible.