



Meeting Agenda Item Coversheet

MEETING DATE:	9/3/2024	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SPR-2024-03: The applicant is requesting site plan approval of a 1.3-acre site for a proposed 10,400 sq.ft. Commercial use building to be known as “Westlake Palms” located in Parcel F1, within the Westlake Landings development. <u>The applicant is also requesting two (2) Waivers as part of this application. Waiver (1) to eliminate two (2) 12’ x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.; and Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).</u>		
STAFF RECOMMENDATION: (MOTION READY)	<p>Motion to Approve with Conditions SPR-2024-03 - Site Plan Review for Commercial use building to be known as, “Westlake Palms” located in Parcel F1 within the Westlake Landings development.</p> <ol style="list-style-type: none"> 1. The selection of the artwork shall be approved by the City Council prior to issuance of a building permit. 2. Semi-truck deliveries onsite are not permitted. 		
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting approval of a site plan for a 1.3-acre commercial shopping center site to be known as “Westlake Palms” located in Parcel F1 within the Westlake Landings development. The proposed commercial shopping center use includes a 10,400 sq. ft. building with seven (7) tenant bays and 520 sq.ft. outdoor seating area.</p> <p>In accordance with Ordinance No. 2021-12, all non-residential development projects with building constructions costs of one million dollars (\$1,000,000.00) as determined by the City’s Building Official or more shall be subject to the requirements of the Art in Public Places program. The non-residential development must either contribute one percent (1%) of the building constructions costs of the project as a fee to the art Acquisition Fund or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs. <u>The applicant has chosen to provide artwork onsite. The proposed artwork will be located on the east side of the building fronting Landings Drive.</u></p> <p><u>The applicant is also requesting two (2) Waivers as part of this application. Waiver (1) to eliminate two (2) 12’ x 35, loading zones requirement from Chapter 8, Article 8.7, Section 8, Table 8-4.; and Waiver (2) to eliminate one (1) terminal landscape island adjacent to a lift station as required in Chapter 4, Section 4.6,A),2).</u></p> <p><u>Additionally, the applicant has submitted a Master Sign Plan application (MSP-2024-1) concurrent with this request.</u></p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:

	EXHIBIT(S):	X	OTHER:	
<p style="text-align: center;">IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>	<p>Agenda Item Sheet Staff Report Application Justification Statement Applicant Waiver Request Survey Master Site Plan Site Plan SID Confirmation Photometrics Plan Loading Demand Analysis Landscape Plan Elevation Plans Engineering Plans Drainage Statement Traffic Statement</p>			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	
<p style="text-align: center;">IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u></p>				
FISCAL IMPACT (if any):				\$