



Meeting Agenda Item Coversheet

MEETING DATE:	6/4/2024	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SPR-2024-01: The applicant is requesting Site Plan approval of a 4.54 acre site for a proposed Retail Sales & Services use known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development. The application includes a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area including a 1,300 sq.ft. storage shed. The applicant is also requesting a Waiver from Chapter 3, Section 3 (1)(b)(i)(b) to increase the allowed fence height around the outdoor display area from six (6) feet to eight 8 feet at this location.			
STAFF RECOMMENDATION: (MOTION READY)	Motion to Approve with Conditions SPR-2024-01 - Site Plan Review for Retail Sales & Services use known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development.			
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting approval of a site plan for a 4.54 acre Retail Sales & Services known as, "Tractor Supply" located in Parcel F2 within the Westlake Landings development. The proposed Retail Sales & Services use will include a 23,976 sq. ft. main building, a 20,055 sq. ft. fenced outdoor display area and a 1,300 sq.ft. storage shed and a driveway lane for customers to pull their vehicles to pick up large items (feed, hay, tools, etc.). Additionally, the site plan proposes a total of 3,763 sq. ft. of permanent sidewalk display areas located on the front of the building (north side). An additional 3,000 sq.ft. display area for trailer & equipment is proposed on the nothermost boundary of the site abutting the landscape buffer.</p> <p>Pursuant to Article 24.2, Section 4) of the Art In Public Places (AIPP) Ordinance, the applicant has opted to contribute one percent (1%) of the building construction cost (non-residential development projects with costs of one million dollars (\$1,000,000.00) or more) to the Art Acquisition Fund. Additionally, a Master Sign Plan will be submitted at a later date.</p> <p>Due to the nature of the subject business operation, Staff is recommending a series of conditions of approval in order to mitigate any adverse aesthetics impacts to the site (Ex. clutter) regarding the outdoor display and storage of merchandise throughout the site. Staff is also recommending a condition of approval regarding customer loading to avoid obstructions of drive isles and provide safety.</p>			
SELECT, if applicable	AGREEMENT:		BUDGET:	
	STAFF REPORT:	X	PROCLAMATION:	
	EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Sheet Staff Report Application Justification Statement Applicant Waiver Request Survey Master Site Plan Site Plan SID Confirmation			

	Fire Review Comments Photometrics Plan Publix Consent Letter Landscape Plan Elevation Plans Engineering Plans Drainage Statement Traffic Statement		
SELECT, if applicable	RESOLUTION:		ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>			
FISCAL IMPACT (if any):			€