



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>	4/2/2024	<b>Submitted By:</b> Planning and Zoning	
<p align="center"><b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i></p>	<p><b>MPA-2023-04:</b> The applicant is requesting approval for a Master Site Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel B, to modify the approved 2,572 square foot Bank with Drive-through use to a Restaurant with Drive-Through; Parcel C-3, to increase the allocation of Restaurant with Drive-Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master site plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of Retail Sales and Services on F-1; 47,529 square feet of Retail Sales and Services on F-2; and 73,800 square feet of light industrial on parcel F-3. The subject development is located west of Seminole Pratt Whitney Road on 50.826 acres.</p>		
<p><b>STAFF RECOMMENDATION:</b> (MOTION READY)</p>	<p>Motion to Approve MPA-2023-04 - Master Site Plan Amendment for Pod H "Westlake Landings"</p>		
<p><b>SUMMARY and/or JUSTIFICATION:</b></p>	<p>A Master Site Plan Amendment for Pod H "Westlake Landings" was initially approved on June 14, 2021, by the City Council through Resolution 2021-08 (MPA-2021-01). On November 22, 2021, a second amendment application (MPA-2021-02) request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. Additional amendments were approved by City Council on January 18, 2022, and June 6, 2023.</p> <p>The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel B, to modify the 2,572 square foot Bank with Drive through use to a Restaurant with Drive Through; Parcel C-3, to increase the allocation of Restaurant with Drive Through by 238 square feet to accommodate a minor increase in building area for Taco Bell; and Parcel F, to create three (3) sub-parcels identified on the master plan as Parcels F-1, F-2 and F-3. The previously approved Adrenaline World development is being replaced with 10,400 square feet of Retail Sales and Services on F-1; 47,529 square feet of tractor supply on F-2; and 73,800 square feet of light industrial on parcel F-3. The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. "Westlake Landings" is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.</p> <p>On March 5, 2024, the City Council voted (4-0) to postpone the application to the April 2, 2024, City Council meeting.</p>		
<p><b>SELECT, if applicable</b></p>	<b>AGREEMENT:</b>		<b>BUDGET:</b>
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>

<p><b>IDENTIFY EACH ATTACHMENT.</b>  <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  Master Site Plan  Site Details Plan</p>		
<p><b>SELECT</b>, if applicable</p>	<p><b>RESOLUTION:</b></p>	<p><b>ORDINANCE:</b></p>	
<p><b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b>  <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>  <b><u>Please keep text indented.</u></b></p>			
<p><b>FISCAL IMPACT</b> (if any):</p>			<p>\$</p>