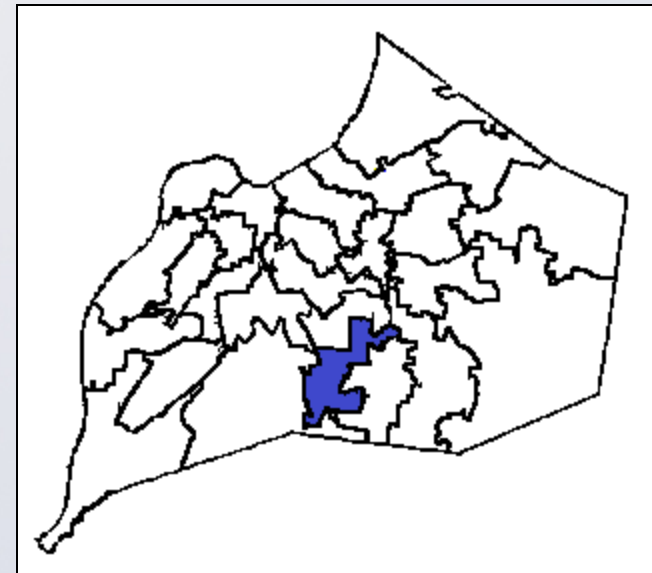
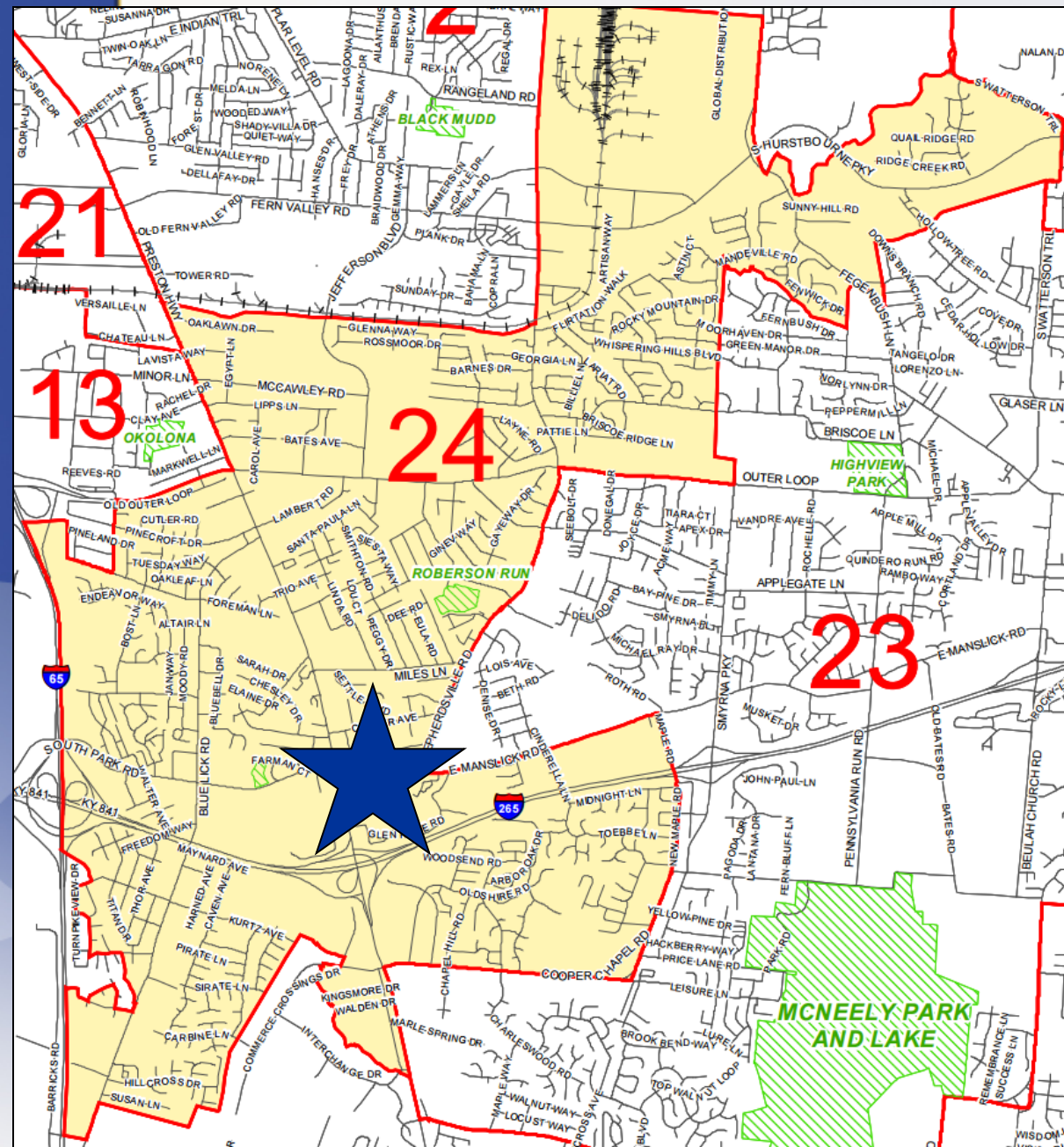


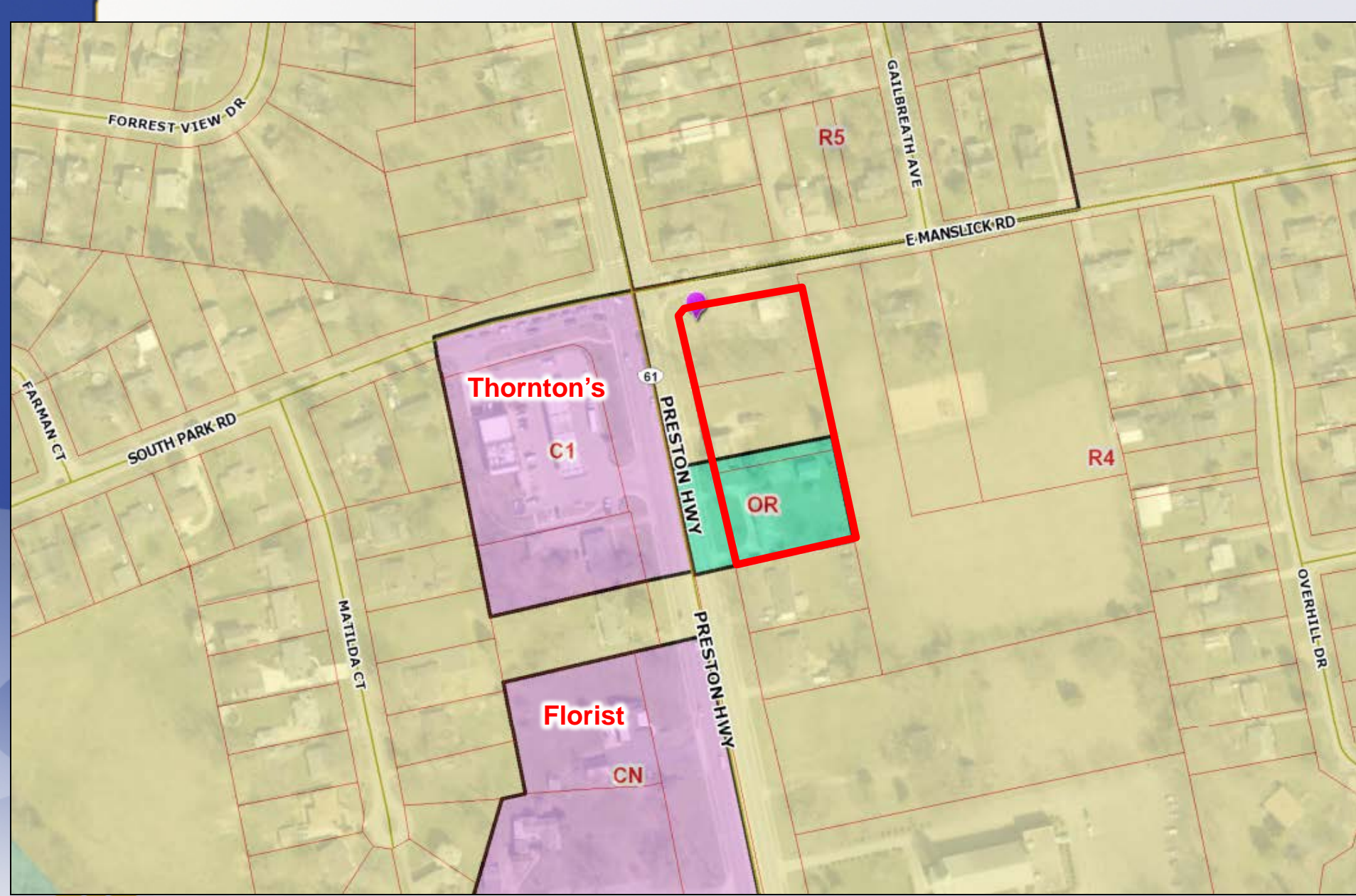
17ZONE1017 CIRCLE K



Planning, Zoning & Annexation Committee
September 18, 2018



9201-9211 Preston Highway
 & 4600 E. Manslick Road
 District 24 - Madonna Flood





Request(s)

- Change in Zoning from R-4 and OR to C-1 on 2.2 acres
- Variance from Section 5.3.1.C.5 to allow primary structure to exceed 80' maximum setback by 83.5' (163.5' total from proposed ROW)
- District Development Plan with Binding Elements and the removal of existing binding elements

Case Summary / Background

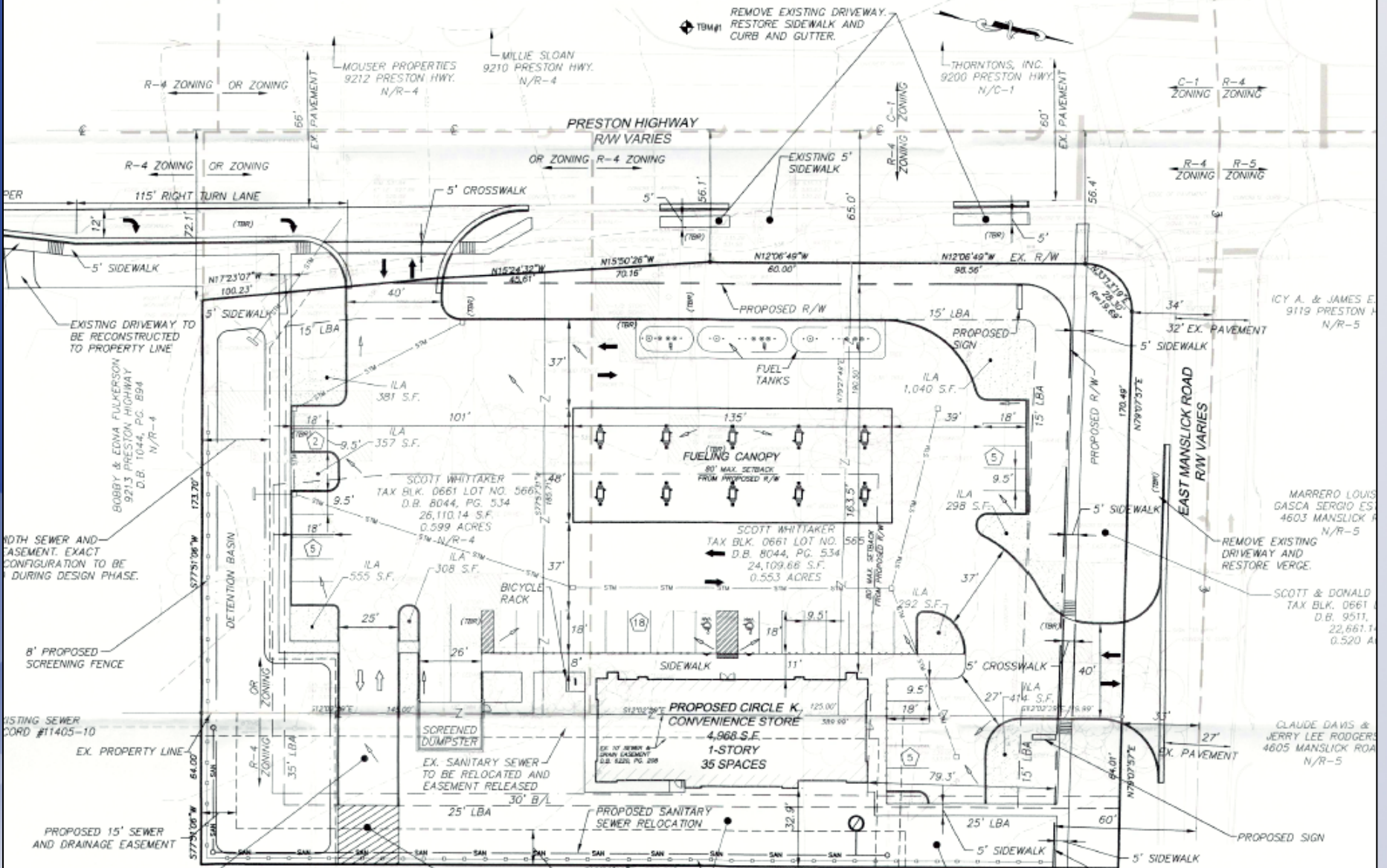
- 4,968 SF gas station proposed
- 35 parking spaces
- Access from East Manslick Rd and Preston Hwy.
- Right turn lane is proposed along Preston Hwy

Site Photos-Subject Property



Site Photos-Surrounding Areas





DRAINAGE SUMMARY

GROSS SITE AREA = 97,799 S.F. (2.245 AC.)
 NET SITE AREA = 89,062 S.F. (2.04 AC. - AFTER RIGHT-OF-WAY DEDICATION)
 HYDROLOGIC SOIL GROUP "B" - CRIDER SERIES
 EXISTING IMPERVIOUS AREA = 10,002 S.F.
 EXISTING PERVIOUS AREA = 79,060 S.F.
 PROPOSED IMPERVIOUS AREA = 57,381 S.F.

SEE GENERAL NOTE NO. 27
 PROPOSED 15" SEWER AND DRAINAGE EASEMENT

PROPOSED 8' SCREENING FENCE
 CHESTER C & M S JENKINS
 4600 E MANSLICK ROAD
 D.B. 4110, PG. 217
 N/R-4

PROPOSED PROPERTY LINE
 0.57 AC. TO BE ACQUIRED FROM ADJACENT PROPERTY

TBM INFORMATION

TBM#1 - RAILROAD SPIKE IN UTILITY BACK OF WEST CURB OF 221'± SOUTH OF CENTERLINE ROAD.

EXISTING DRIVEWAY TO BE RECONSTRUCTED TO PROPERTY LINE
 BOBBY & EDVA FULKERSON
 9213 PRESTON HIGHWAY
 D.B. 1044, PG. B94
 N/R-4

8' PROPOSED SCREENING FENCE
 NORTH SEWER AND EASEMENT. EXACT CONFIGURATION TO BE DURING DESIGN PHASE.

EXISTING SEWER DRAINAGE EASEMENT
 EX. PROPERTY LINE
 PROPOSED 15" SEWER AND DRAINAGE EASEMENT

REMOVE EXISTING DRIVEWAY. RESTORE SIDEWALK AND CURB AND GUTTER.

THORNTONS, INC.
 9200 PRESTON HWY
 N/C-1

ICY A. & JAMES E.
 9119 PRESTON HWY
 N/R-5

MARRERO LOUIS GASCA SERGIO ES.
 4603 MANSLICK ROAD
 N/R-5

SCOTT & DONALD
 TAX BLK. 0661
 D.B. 9511, PG. 22,667.1
 0.520 AC.

CLAUDE DAVIS & JERRY LEE RODGER
 4605 MANSLICK ROAD
 N/R-5

PROPOSED 25' ACCESS DRIVE TO ADJACENT PROPERTY (SEE GENERAL NOTE NO. 27)

EXISTING SEWER DRAINAGE EASEMENT

PROPOSED 15" SEWER AND DRAINAGE EASEMENT

PROPOSED PROPERTY LINE

PROPOSED RIGHT OF WAY

Public Meetings

- Neighborhood Meeting on 2/26/2018
 - Conducted by the applicant, 4 people attended the meeting
- LD&T meeting on 4/12/2018
- Planning Commission public hearing on 7/30/2018
 - Six people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 and OR to C-1 with a vote of 5-0 (four members were not present).