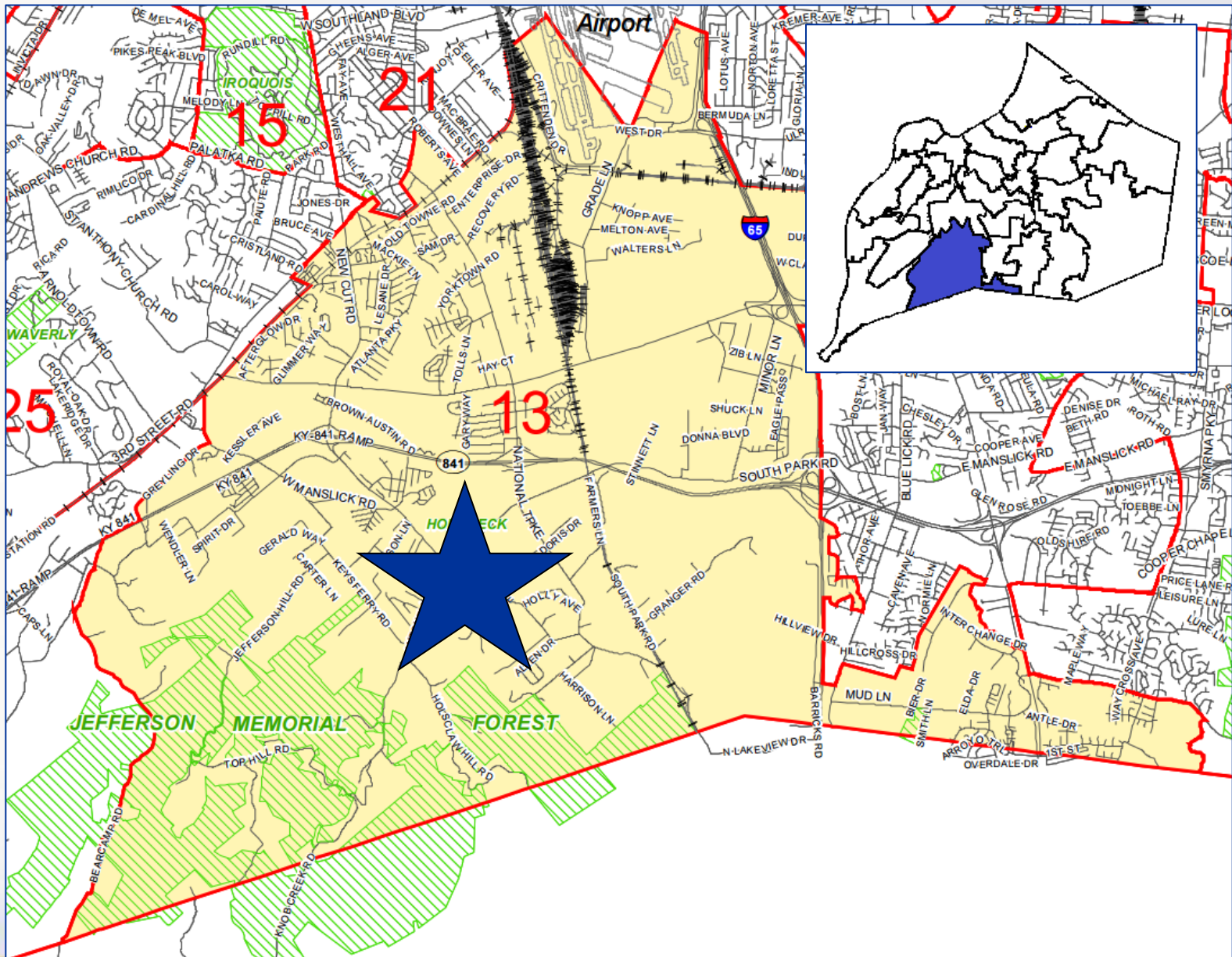
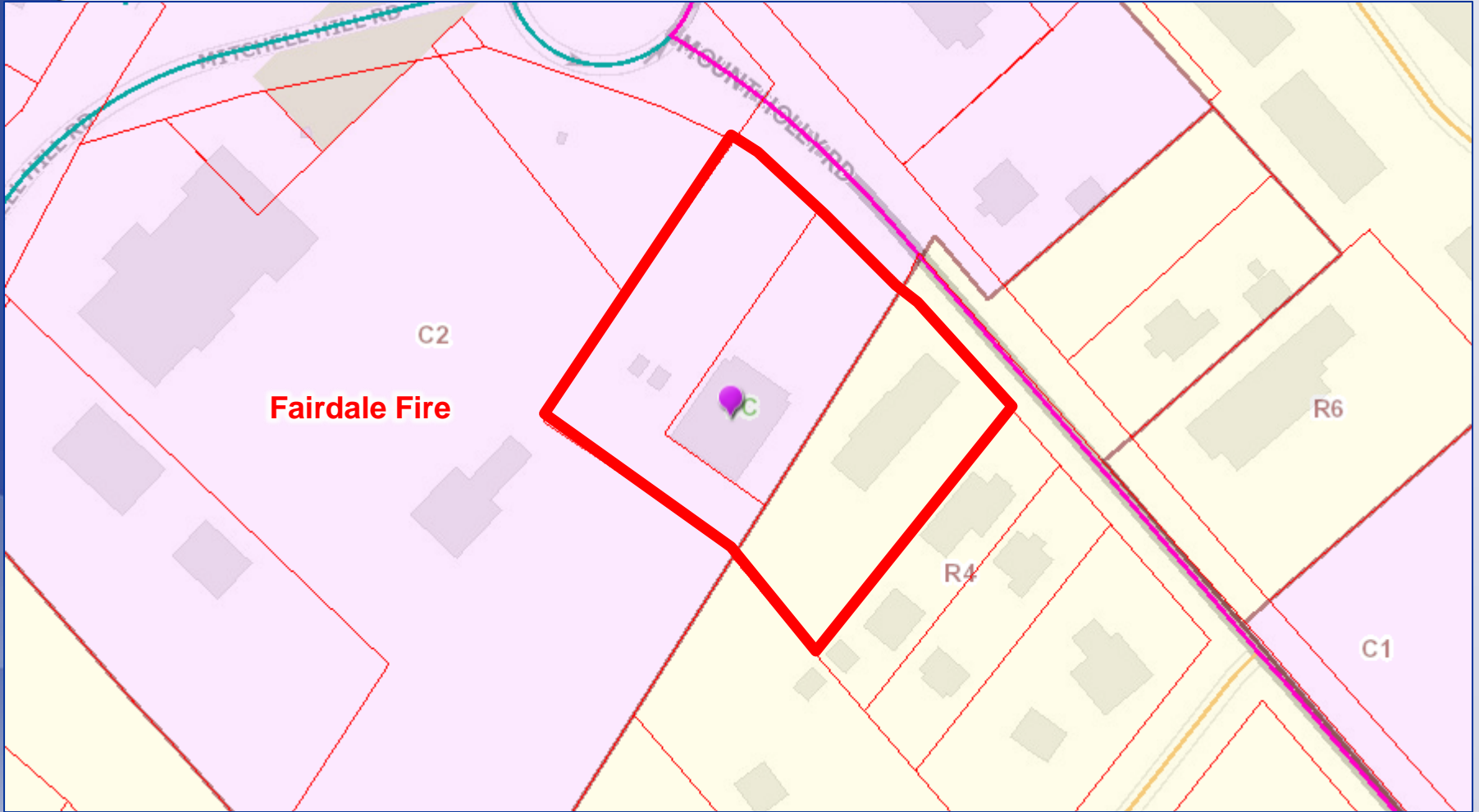


20-ZONE-0082
CIRCLE K



Planning & Zoning Committee
February 16, 2021





Fairdale Fire

C2

R6

R4

C1

Existing: C-2 & R-4/VC
Proposed: C-1/VC



Existing: Convenience Store/Restaurant
Proposed: Convenience Store

Requests

- Zoning change from R-4 to C-1 on 0.4 acre portion of site
- Waivers:
 - #1 from 10.2.4.B.3 to allow a utility easement and LBA to overlap more than 50% (20-WAIVER-0090)
 - #2 from 5.5.1 to allow a gas canopy to be located between the principal structure and street, to allow drive lanes to be located between the maximum setback line and the street, and to allow a refuse collection area to be visible from the public street (20-WAIVER-0091)
 - #3 from 5.9.2.A.1.b.ii to omit vehicular and pedestrian connections between abutting uses (20-WAIVER-0091)
 - #4 from 10.2.4 to permit a proposed structure to encroach into the required LBA (20-WAIVER-0102)
- Variance from 5.1.12.A.1 to allow a building to be set further back from the street than allowed by infill standards (20-VARIANCE-0124)
- Detailed District Development Plan with Binding Elements

Case Summary

- Three parcels with existing convenience store and restaurant
- Proposing new 5,200 sf convenience store with fuel canopy
- Private access easement connection to the south

Site Photos



Elevations



Elevations



3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
▲	FINISH SCHEDULE
1	PAVING (SEE PLAN)
2	CONCRETE/ASPHALT DRIVE/PAVING
3	ASPH/FLY ASH CONCRETE
4	PAVING (SEE PLAN)
5	PAVING (SEE PLAN)
6	PAVING (SEE PLAN)
7	PAVING (SEE PLAN)
8	PAVING (SEE PLAN)
9	PAVING (SEE PLAN)
▼	FINISH SCHEDULE
1	PAVING (SEE PLAN)
2	PAVING (SEE PLAN)
3	PAVING (SEE PLAN)
4	PAVING (SEE PLAN)
5	PAVING (SEE PLAN)
6	PAVING (SEE PLAN)
7	PAVING (SEE PLAN)
8	PAVING (SEE PLAN)
9	PAVING (SEE PLAN)

Notes:
1. Finish elevations shall be based on finished ground unless otherwise specified.
2. For finish elevations on existing structures, refer to drawings.
3. All elevations shall be in feet and inches.
4. All heights are to the top of the structure unless otherwise specified.



2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



Public Meetings

- Neighborhood Meeting held 8/24/2020 (9 attendees)
- LD&T meeting on 12/10/2020
- Planning Commission public hearing on 1/21/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to C-1 passed by a vote of 5-0 (five were not present).