



## Legislation Text

File #: ORD 2017-042, Version: 1

## AGENDA ITEM REPORT

### TITLE:

AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF FIRST COAST ENERGY, LLP TO CONSTRUCT A 5,000 SQUARE-FOOT CONVENIENCE STORE, EIGHT-PUMP, SIXTEEN FUELING POSITION GAS STATION, AND CAR WASH, GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAMPLE ROAD AND LYONS ROAD WITHIN THE CITY'S MAINSTREET PROJECT AREA (MSPA). (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

### BACKGROUND:

**This item was approved on First Reading at the September 28, 2017, City Commission meeting and tabled to a date certain at the October 12, 2017, City Commission meeting.**

The applicant, Michael Troxell of Thomas Engineering Group, on behalf of the owner, First Coast Energy, LLP, is requesting site plan approval for the re-development of a gas station with convenience store and car wash. The subject property is generally located at the northwest corner of Sample Road and Lyons Road within the Lyons and Sample Road Plat.

The Lyons and Sample Road Plat is made up of two separate tracts. Bisected by Lyons Road, the existing Vista BMW Auto Dealership and Walgreens Pharmacy are located on Tract A on the east side of Lyons Road. Tract C, subject of this application, is situated on the west side of Lyons Road and home to an existing Shell gas station with convenience store and car wash. Tract C, which is approximately 2.11+/- acres, is bounded by NW 37th Street on the north, NW 47th Avenue on the west, Sample Road on the south, and Lyons Road on the east.

The applicant proposes to redevelop the entire site. The existing convenience store, gas station, and car wash will be demolished, and a new 5,000 square-foot convenience store, and eight-pump, sixteen fueling position gas station, and car wash will be constructed. The proposed architecture is consistent with brand image. However, the convenience store will provide a second covered entrance at the rear with projecting columns that create articulation and green screens that provide shade and landscaping on the east façade.

As part of required landscape roadway buffers, the twelve-foot Venetian Red MainStreet perimeter greenway will be constructed along Sample Road and Lyons Road and an eight-foot concrete sidewalk will be installed along NW 37th Street and NW 47th Avenue.

### DISCUSSION:

Multiple sustainable elements will be installed throughout the site. The most prominent being a solar

structure along Sample Road. The structure provides covered parking for six vehicles while acting as an active solar collection system. A bio-swale wraps around the corner at NW 47th Avenue and Sample Road, green screens enhance the car wash on the south façade, and a vehicle charging station is proposed. Large expansive use of concrete, typical of gas station development, will be visually reduced with contrasting elements of colored concrete set in a decorative pattern, in addition to stamped crosswalks that highlight and identify pedestrian connections. Water efficient landscaping, LED lighting, sloped sidewalks, and concrete flumes that direct water run-off into the functioning bio-swale are also proposed.

**RECOMMENDATION:**

The Planning and Zoning Board, at its July 12, 2017, meeting, recommended approval subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

**FISCAL IMPACT:**

**REVENUES:** \$ 32,790

**EXPENDITURES:** \$ 0

**BUDGETED?** Yes

**NOTES:** The impact fees will be divided among the following accounts: Affordable Housing, V32440 - \$6,800; Police, V32410 - \$24,525; and Fire, V32411 - \$1,465.