



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** August 4, 2016

**SUBJECT:** RP 2015-09 Consideration of a request from RaceTrac Petroleum for a Replat of Lot 1, Block A, RaceTrac - Davis Boulevard Addition on 2.135 acres located at 4940, 5000, and 5028 Davis Boulevard.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

RaceTrac Petroleum is requesting approval of a replat of Lot 1, Block A, RaceTrac - Davis Boulevard Addition. This 2.135-acre lot is located on the east side of Davis Boulevard at the southeast corner of Maplewood Avenue. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The site is intended to be developed as a RaceTrac store with fuel sales. The replat will combine three lots and abandoned right-of-way to create a single lot for the store. Various utility and access easements will be provided to accommodate the development. The zoning and site plan for the property were approved by City Council on December 14, 2015.

The proposed lot includes a portion of Birchwood Drive right-of-way that was vacated and abandoned by the City Council on May 16, 2016 (Ordinance No. 3413). Since Birchwood Drive will not connect to Davis Boulevard, a hammerhead turn-around for vehicles will be constructed on the RaceTrac site. The turn-around will be located in a public access easement.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

**THOROUGHFARE PLAN:** The development has frontage on Davis Boulevard and Maplewood Avenue. Davis Boulevard is classified as a P6D Principal Arterial, which is a six-lane divided roadway with a variable width ultimate right-of-way. Maplewood Avenue is classified as a C2U Minor Collector, which is a two-lane undivided roadway with an



ultimate right-of-way of 60 feet. Five feet of right-of-way is being dedicated for Maplewood Boulevard to accommodate improvements at the street intersection.

**CURRENT ZONING:** The property is currently zoned Redevelopment Planned Development (PD-78). The purpose of this planned development is to provide for the development of a 5,500-square-foot convenience store with fuel sales, establishment and modification of site development standards, and the general design of the Birchwood Drive turn-around.

**SURROUNDING ZONING | LAND USE:**

**North:** C-2 Commercial | Retail and Commercial

**West:** C-2 Commercial | Retail, Public/Semi-Public, and Commercial

**South:** PD Planned Development (PD-74) | Retail

**East:** R-2 Single-Family Residential | Low-Density Residential

**PLAT STATUS:** The property is currently platted as multiple lots including Lots A1 and A2, Block 21, Clearview Addition; and Lot A1, Block 22, Clearview Addition. The replat of the property would combine these lots and a portion of the Birchwood Drive right-of-way into a single lot.

**CITY COUNCIL:** The City Council will consider this request at the August 22, 2016, meeting following action by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2015-09.