



STAFF PLANNING REPORT Site Plan Review

CASE 040-22	A request to review the Site Plan for future development.
LOCATION	Approximately 550 feet West of the intersection of E. Zora St. and N. St. Louis Ave.
APPLICANT	Dollar General
PRESENT ZONING	C-2-PD
PRESENT LAND USE	Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-2-PD	C-2-PD	C-2-PD
Land Use	Vacant	Vacant	Vacant	Vacant

SUBDIVISION/TRACT

A part of Conqueror Trust Sub-division.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. Zora St.	Arterial	75'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No. A shared access point is proposed.

DISCUSSION

Dollar General is requesting the review of this site plan for a new retail location located approximately 550 feet from the intersection of Zora and St. Louis. The developer has met with City staff but is awaiting site plan approval before submitting plans for a building permit.

Retail developments are permitted by right in the C-2 zoning district, however, the PD Planned Development Overlay requires a Site Plan Review by both the Planning and Zoning Commission and the City Council before development may proceed.

The proposed site plan meets all requirements under the zoning code, including, but not limited to, parking minimums and setbacks, landscaping, access management, and property line setbacks. A fire hydrant will be required to be added near the site as the current nearest hydrant is located inside the Forest Ridge neighborhood to the West.

Certain items to note – the singular proposed entry drive is located to double as access to Dollar General as well as a future use on the corner of Zora and St. Louis. This minimizes future traffic conflicts near the intersection. An extension of the sanitary sewer main is also proposed, which would provide connections for future development as well.

Staff recommends approval of Case 040-22.

ENCLOSURES

- Map of property
- Application