



REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, February 14, 2023

REVIEWS:

Planning & Zoning Staff: Completed
Planning & Zoning Commission: Completed
City Administrator: Completed
Board of Adjustment: Completed

SUBJECT: P-19-22 Conditional Use Permit for a motor vehicle-oriented business (gas station & convenience store) at 12852 Maurer Industrial Drive.

LIST OF ATTACHED REFERENCE DOCUMENTS:

Application
Staff report
Site plan
Traffic study
Petitioner information
Public hearing notice

FISCAL IMPACT: N/A

BACKGROUND/DISCUSSION:

This petition is for the development of a portion of the property at 12852 Maurer Industrial Drive. The development includes a gas station and convenience store, which requires a conditional use permit. The traffic study included with this petition recommends adding a designated right turn lane (southbound) onto Route 30 to lessen the traffic delay. The petitioner recently sought relief from that requirement from the Board of Adjustment and was denied.

STAFF RECOMMENDATION:

Staff recommends approval of this petition with the implementation of the recommendations included in the traffic study.

MEETING HISTORY:

Planning & Zoning Commission January 4, 2023:

P-18-22 - Boundary adjustment plat was approved. No board action is required.

P-19-22 & P-20-22 – Recommended approval with condition that recommendations in the traffic study are implemented.

Board of Adjustment January 26, 2023:

A-03-23 – Application to vary the level of service on a street from D to E. The application was denied at the January 26, 2023 meeting.