

September 23, 2019

Letter of Intent

Project Name: 7-Eleven 380 Town Centre
Applicant: The Dimension Group
Proposed Use: Convenience Store with Motor Vehicle Fuel Sales (4,100 square feet)
Land Area: 45,041 Square Feet of land (1.0340 Acres)

Project Summary

The subject project is located on the East side of Hardin Boulevard, approximately 1,350 feet South of U.S. Hwy 380. The property proposed for development contains approximately 1.03 acres. The property is Lot 6, Block A of the Conveyance Plat for 380 Town Centre Addition which has been filed/recorded with the County. The Geographic ID for the property is: R-11844-00A-0060-1.

The Property is presently Zoned: Planned Development (PD) Ordinance No. 2018-09-070 with C-3 Base Zoning. The Conceptual Development Plan approved for the 380 Town Centre shows a Hotel located generally to the East and Retail development shown generally immediately to the North of the subject property/Lot 6.

7-Eleven proposes to construct a Convenience Store containing approximately 4,100 square feet, with Eight (8) motor vehicle fueling dispensers/Sixteen (16) fueling positions. Due to the Motor Vehicle Fuel Sales proposed in conjunction with the Convenience Store, a SUP (Specific Use Permit) is required by the Zoning Ordinance, hence the subject request.

Site access is proposed from Hardin Boulevard (4-lane divided thoroughfare) at an existing median opening & left-turn lane into the subject property via a mutual access drive. The site is located near mid-block; however, a Hotel & Retail Uses are proposed on immediately adjacent Lots along with a number of other Retail and Restaurant uses planned for the overall development that will benefit from the fuel and convenience items that will be sold at the proposed 7-Eleven.

The Applicant acting as the Property Owner's Authorized Representative and acting as 7-Eleven's Representative is requesting after initial review of the Application & Zoning Exhibit/Plan being placed on the next possible Planning & Zoning Commission & City Council Meeting schedules based on State Law Notification requirements.

Applicant:

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