



**17-044SP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot, Located on the Southwest Corner of Kentucky Street and Lamar Street

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** March 14, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The City receive approval of a design exception to not require a street screening device along Kentucky Street.
2. The City receive approval of a design exception to allow driveway access off a Pedestrian Priority "B" Street (Kentucky Street).
3. The site plan be revised to provide an 18-foot wide driveway for Logan Street.

Prior to issuance of a building permit:

4. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** February 27, 2017 (Original Application)  
March 8, 2017 (Revised Submittal)

**ITEM SUMMARY:** The City is proposing to add additional parking spaces on approximately 0.92 acres to an existing parking lot, located at the southwest corner of

Kentucky Street and Lamar Street.

Site plans can typically be approved by Staff; however, the applicant is requesting a design exception to the required street screening device along Kentucky Street. Additionally, a design exception is being sought to allow driveway access off a Pedestrian Priority "B" Street (Kentucky Street). Design exceptions must be considered by the Planning and Zoning Commission.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[PowerPoint Presentation](#)