

1717-SUP

PUBLIC HEARING Case 1717-SUP/Kroger Fuel Center. Public hearing, discussion, and take action on a recommendation for an ordinance approving a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, on application from CEI Engineering Associates, Inc., represented by Mr. Jim Evans.

LOCATION MAP





October 16, 2015

STAFF REPORT

RE: Case 1717-SUP/Kroger Fuel Center
LOCATION: 3770 Belt Line Road.
REQUEST: Approval of a Special Use Permit for a gasoline service station.
APPLICANT: CEI Engineering Associates, Inc, represented by Mr. Jim Evans.

DISCUSSION:

Background: Kroger is an existing anchor tenant within the Addison Town Center retail center. In a separate case (Case 1720-Z), the owner is requesting that various changes be made to the Planned Development district regulations for the center. These changes are intended to accommodate Kroger's request to remodel and add a gasoline service station. Should those changes be approved, a new use category would be added to allow for a gasoline service station subject to the Special Use Permit approval process.

Proposed Plan: Kroger is requesting approval of the newly established Special Use Permit for a gasoline service station. The proposed station would be located in the parking lot in front of the Kroger store adjacent to the interior drive that runs parallel to Belt Line Road behind the row of outlying parcels. The station would include seven pump islands and a 179 square foot sales kiosk for the station attendant. These would all be located under a typical canopy structure common to most service stations.

Exterior Facades: The kiosk building and canopy columns would be of brick masonry construction to match the center. The canopy structure and building would include design elements matching Kroger's brand standards for fuel centers.

Parking: The gasoline service station will result in a loss of 79 existing parking spaces. Another amendment requested to the Planned Development district will allow the center to lose these spaces and remain in compliance. The addition of a gasoline service station will not increase the parking demand for the property.

Landscaping: The location of the proposed gasoline service station will require alteration of the existing landscape islands in this part of the center. Three existing islands will be removed and replaced with a single five foot wide landscaping island. This will provide a small buffer between the fueling area and the interior drive of the center. Three new islands will be added to buffer the parking area for Kroger from the fueling station. Overall, these changes will result in a slight increase in the landscaped area for the center.

RECOMMENDATION: APPROVAL

The Town has been discussing a renovation project with both Kroger and the property owner for quite some time. It has always been the intent for Kroger to add a gasoline service station as part of this renovation. Accommodating this project requires a two step process. Should the PD amendments be approved as part of Case 1720-Z to adjust the overarching zoning requirements for the site, staff recommends approval of a Special Use Permit for a gasoline service station with no conditions.

Land Use Analysis

Attributes of Success Matrix

Kroger Fuel Center, 3770 Belt Line Road

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Attribute	Comment	Score
Competitive	The gasoline service station should perform well in this location and help drive traffic to the center overall.	
Safe	The fuel center will be constructed to ensure that it will be safe.	
Functional	The layout of the station is functional and does not impact the functionality of the overall site plan.	
Visually Appealing	The structures associated with the station will be of quality masonry construction.	
Supported with Amenities	The site has a good location for restaurants, retail and other support services. Fuel service will add to the draw of the center.	
Environmentally Responsible	The proposed plan will add additional landscaping to the center.	
Walkable	The sidewalks along Belt Line and Marsh are immediately back of curb and not pleasant to walk on. The site's large parking area is not pedestrian friendly.	
Overall Assessment	The center overall has some macro-level challenges, but the Fuel Center itself should be a positive addition to the center.	



Case 17217-SUP/Kroger Fuel Center
October 20, 2015

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 20, 2015, voted to recommend approval of ordinance approving a Special Use Permit for a gasoline service station on property located at 3770 Belt Line Road which is currently zoned PD (Planned Development) through Ordinance O93-018, subject to the following condition:

- Prior to the issuance of a Certificate of Occupancy for the gasoline service station, the property owner shall obtain building permits for and start construction work on the exterior facade of the grocery store.

Voting Aye: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: Ennis