



## Legislation Text

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**File #:** 10-0280, **Version:** 1

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Resolution to Approve Gallup One Stop Gas Station Site Plan, 2955 Packard Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution to approve the Gallup One Stop Gas Station Site Plan. Approval of this resolution will allow expansion of the existing convenience store and installation of site improvements and landscaping.

The Planning Commission granted a special exception use on January 5, 2010 and recommended approval of the site plan, conditioned upon rezoning of the property from C1 (Local Business) to C2B (Business Service).

### Petition Summary:

- Construction of a 464-square foot addition to the existing 1,835 square foot convenience center.
- Construction of a new pump island canopy. A variance was approved by the Zoning Board of Appeals in 2008 to allow the canopy to be located in the front setback.
- Installation of a new underground storm-water detention system.
- New lighting which reduces light flowing off-site.
- Removal of dead, dying and invasive trees and replacement with 25 new trees and 35 shrubs. The petitioner received landscaping variances from the Zoning Board of Appeals on January 27, 2010.
- Repair of existing fence and installation of new fencing along the north property line.
- New bicycle parking.
- Reduction of pavement by 207 square feet.

At its January 5, 2010 meeting, the Planning Commission recommended that a new sidewalk be provided to connect the building to the sidewalk along Packard Road. The Commission also recommended that lighting be configured to minimize impacts to the residents immediately east of the site. The petitioner has revised the plans to address both of these requests.

Attachments: January 5, 2010 Planning Staff Report  
Revised Site Plan  
January 5, 2010 Planning Commission Minutes

Prepared by: Jeff Kahan, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager, Sumedh Bahl, Interim Community Services Administrator

Whereas, The petitioner, Gallup Properties, has requested site plan approval in order to allow expansion of the existing convenience store and installation of site improvements and landscaping;

Whereas, The Planning Commission granted a special exception use on January 5, 2010 and

recommended approval of the Gallup One Stop Gas Station Site Plan, conditioned upon rezoning of the property from C1 (Local Business) to C2B (Business Service);

Whereas, The petitioner received two landscaping variances from the Zoning Board of Appeals on January 27, 2010;

Whereas, The contemplated development will comply with all applicable state, local and federal law, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare;

RESOLVED, That City Council approve the Gallup One Stop Gas Station Site Plan, conditioned upon rezoning of the property to C2B (Business Service) and compliance with the January 5, 2010 special exception use approval.