



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: **Application for Site Plan**
O'Reilly Auto Parts
2600 Okeechobee Road

DATE: April 23, 2015

STAFF REPORT

Owner/Applicant: O'Reilly Automotive Stores, Inc.
233 S Patterson Ave
Springfield, MO 65802-2210

Representative: Emerald Coast Permitting, Inc.
534 Driftwood Point Rd
Santa Rosa Beach, FL 32459

Requested Action: Approval of a Site Plan to construct a retail auto parts store

Location: 2600 Okeechobee Road

Parcel IDs: **2417-502-0001-000-4**

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3/CP-1

Site Size: 1.01 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the review and approval of a Site Plan, in accordance with Sections 22-31 and 22-58 of the City Code, to construct a 7,941 sq. ft. retail auto parts store.

The proposed site plan proposes the removal of three vacant structures and decrepit asphalt on site and construction of a retail auto parts store with support parking, lighting, landscaping, storm water retention facilities, and pedestrian improvements to the subject site, located at the north east corner of Okeechobee Road and South 27th Street.

The proposed structure will have a standing seam metal roof, with a minor slope, concealed with the use of parapets and cornice treatments. The overall height of the structure is twenty-one feet and four inches (21'-4") ft. Architectural enhancements include projecting canopies, covered entry at the South 27th Street entrance, fixed retail windows, and metal shutters to punctuate the presented elevations. The building style is characterized by use of subtle building materials such as Split Face Block, finished in earth tones and accent colors. The use of vertically articulated parapets and horizontal façade schemes, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a contemporary concept to blend with the newer construction established along the Okeechobee Road corridor.

The landscape plan accents the development, seeking to enhance the featured corner property and comply with all requirements of the City landscape requirements. The plan preserves a 30" oak tree on-site, while encompassing 37 new trees, and various species of shrubs to accent and buffer the site. A conceptual irrigation plan has been provided to present the capacity to establish and maintain the proposed landscape.

Vehicular access to the site is provided via three (3) full-access two-way driveways located on Okeechobee Road, and South 27th Street. The eastern entrance to the site from Okeechobee Road proposes a reconfiguration of the established median in order to provide a deceleration lane into the site. The proposed median alteration, as presented, requires the removal of four (4) palm and three (3) oak trees from the County right-of-way. Staff is encouraging the replacement of these trees, within an available median along Okeechobee Road to mitigate this potential loss. The replacement would be coordinated with the St. Lucie County Environmental Resources Department team. A (5) foot right-of-way dedication is also being provided to the City of Fort Pierce in an effort to diminish the existing deficiency along 27th Street.

Parking demands for the store are accommodated via twenty-five (25) parking spaces (one of which is handicapped-accessible), and a bicycle rack adjacent to the building entrance. A bicycle "fix-it" station, similar to the feature in our parking garage, is proposed to offset the required parking by two (2) spaces. Furthermore, the applicant proposes to submit a payment to the City of \$14,000 to the City of Fort Pierce, in-lieu of providing the remaining seven (7) spaces required by City Code. The applicant has provided justification to alleviate concerns of the presented reduction of spaces, based upon prospective customer volume.

An off-street loading space is provided at the north east corner of the structure to accommodate product deliveries and staging on-site.

Pedestrian connections are proposed via a five (5) ft. wide sidewalk planned along 27th Street, internal connection between parking areas and the principal entrance, as well as connection to the established Okeechobee Road sidewalk.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements, as presented in the provided lighting plan.

The traffic impact statement provided indicates a total of 493 daily trips may be generated by the project. Of these trips, 18 AM peak hour, and 48 PM peak hour trips are presented for the surrounding roadway network. The trips generated represent an increase of approximately thirty (30) percent from the previous use established at the site. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. The level of service for this segment of Okeechobee Road will remain at a LOS of C.

Technical Review Committee

All affected departments have reviewed and approved the Site Plan based on compliance with the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their February 14, 2015 meeting, voted unanimously to recommend approval of the requested Site Plan with the conditions recommended by Staff, in addition to a request that the applicant supply any environmental study prior to the City Commission meeting, addressing any concerns regarding the former gas station on-site.

The applicant's representative has supplied a Phase II Environmental Site Assessment Report for the property which affirmed the absence of environmental concerns or containments associated with the previous uses on site, as presented with the soil boring tests conducted. This report is attached within the agenda packet for further review.

Staff Recommendation:

The proposed Site Plan meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission **approve** the Site Plan with the following conditions:

- 1.) The applicant record the proposed five (5) foot right-of-way dedication prior to the issuance of a Certificate of Occupancy; and
- 2.) The applicant integrates a tree mitigation plan into the request for a deceleration within the Okeechobee Road right-of-way to offset the removal of four (4) palm and three (3) oak trees from the County right-of-way.