



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, Senior Planner
SUBJECT: Minor Amendment to Site Plan
Family Dollar Retail Store – Loading Zone Adjustment
1210 South 25th Street
DATE: November 4, 2015

STAFF REPORT

Owner: Hutton Growth One LLC
736 Cherry St
Chattanooga, TN 37402
Applicant: The Hutton Company
Mr. Chuck Borysiak
736 Cherry Street
Chattanooga, Tennessee 37402
Representative: Bowman Consulting
Nim Robinson, Project Engineer
4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934
Requested Action: Minor Amendment to Site Plan
Location: 1210 S 25th Street
Parcel IDs: 2416-602-0158-000-3
Current Zoning: C-2, Neighborhood Commercial
Future Land Use: Neighborhood Commercial (NC)

Surrounding Zoning:

North	East	South	West
C-3	R-3	C-1	C-3

Parcel(s) Size: 1.68 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Section 22-58(i) of the City Code, the Planning Department has administratively approved a Minor Amendment to the approved Site Plan for development of a 8,755 S.F. retail store, with support parking, lighting, landscaping, storm water, and pedestrian improvements.

The minor site plan modifications include the adjustment of the proposed two-way driveway connection on Mississippi Avenue to a one-way entrance only, relocation of the loading zone, relocation of the building loading door to accommodate the shift in the loading space, and revisions to striping, curbing, signs and landscaping to accommodate the above stated changes.

The reason for the minor site plan request is to provide a safer and convenient alternative for on-site truck deliveries. Potential traffic and pedestrian hazards can be avoided during delivery hours by making the two way driveway into a one way drive, and by moving the loading zone adjacent to the building. Another reason for minor changes made to the plan such as the relocation of the doors is to provide the public and employees with a more direct exit route from the building in case of emergencies.

Compliance with Approval Criteria

Pursuant to City Code Section 22-58 (i), the director of development may authorize minor amendments to an approved site plan which are not otherwise exempt from site plan review pursuant to this section. Such minor amendments shall be consistent with the intent and purpose of the comprehensive plan and this ordinance, and shall be the minimum necessary to overcome the particular difficulty which necessitated such amendment. Such minor amendment shall not:

- (1)Change the use or character of the development;
- (2)Increase the overall coverage or height of structures by more than ten (10) per cent;
- (3)Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
- (4)Increase density or the total number of dwelling units or the intensity of the development.

The presented minor amendment to the approved Site Plan has been verified for consistency with the required criteria for administrative approval of the request.

Technical Review Committee

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

Recommendation

Staff has affirmed the requested minor amendment is consistent with the required approval criteria identified in City Code Section 22-58(i), and has administratively approved the request accordingly. The request will become effective upon acknowledgement by the City Commission.