



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Kori Benton, Senior Planner
SUBJECT: Application for Site Plan
O'Reilly Auto Parts
4760 S US Highway 1
DATE: February 24, 2016

STAFF REPORT

Owner/Applicant: O'Reilly Automotive Stores Inc
PO Box 06116
Chicago, IL 60606

Representatives: Emerald Coast Permitting, Inc. Bryan L. Zarlenga PE
534 Driftwood Point Rd CARDNO
Santa Rosa Beach, FL 32459 380 Park Place Boulevard,
Suite 300, Clearwater, FL

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

Location: 4760 S US Highway 1

Parcel IDs: 3403-123-0000-000-4

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

Site Size: 0.85 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-31 and 22-58 of the City Code, the applicant is requesting the review and approval of a Site Plan to construct a 7,248 sq. ft. retail auto parts store. The subject site is vacant, with the previous structure demolished in 2010.

The proposed site plan proposes construction of a retail auto parts store with support parking, lighting, landscaping, and storm water retention facilities on the east side of US Highway 1.

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, and covered entry at the US Highway 1 entrance, 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 more modern architecture established along the corridor.

The landscape plan accents the development through compliance with all requirements of the City landscape requirements. The plan preserves a handful of existing cabbage palms on-site, planting 36 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. The existing Tanglewood Mobile Home Park to the east will be buffered by the installation of several Florida Elm canopy trees.

Vehicular access to the site is provided via a single two-way driveways located on US Highway 1, designed and permitted through FDOT. Parking demands for the store are accommodated via twenty-eight (28) parking spaces (two of which is handicapped-accessible), and a bicycle rack adjacent to the building entrance. The applicant proposes to submit a payment to the City of \$6,000 to the City of Fort Pierce, in-lieu of providing the remaining three (3) 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 towards the north east corner of the structure to accommodate product deliveries and staging on-site.

Pedestrian connections are being deferred based upon a FDOT work plan for this corridor, at which time a five (5) ft. walkway will be implemented to the building entrance.

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 435 daily trips may be generated by the project. Of these trips, 16 AM peak hour, and 42 PM peak hour trips are presented for the surrounding roadway network. This US Highway 1 roadway segment is expected to operate at their current adopted level of service (LOS) with the additional trips; however a designated turn lane into the site may be contemplated at the time of roadway enhancement. At which time, staff supports shared driveway, or cross access connections with adjoining sites.

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:

The Planning Board, at their February 9th, 2016 meeting, voted unanimously to recommend approval of the request with the condition that the applicant submit a truck turning radius analysis exhibit for the site to verify functionality of the rear delivery space. The applicant has filed this exhibit with staff which has been attached to the application 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 approval of the Site Plan with the condition that applicant implements a 5 ft. walkway to the future FDOT sidewalk upon completion of said FDOT sidewalk.