

Lakin Park Convenience Store

Use Permit



4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Location



SWC OF MC-85 AND COTTON LANE

- Lakin Park Planned Area Development (PAD)
- Only 1 residential use within 500'. ★
 - Small farmhouse east of the site in the farm maintenance yard.



Location



SWC OF MC-85 AND COTTON LANE

- Lakin Park PAD
- 5.22 Acre Site

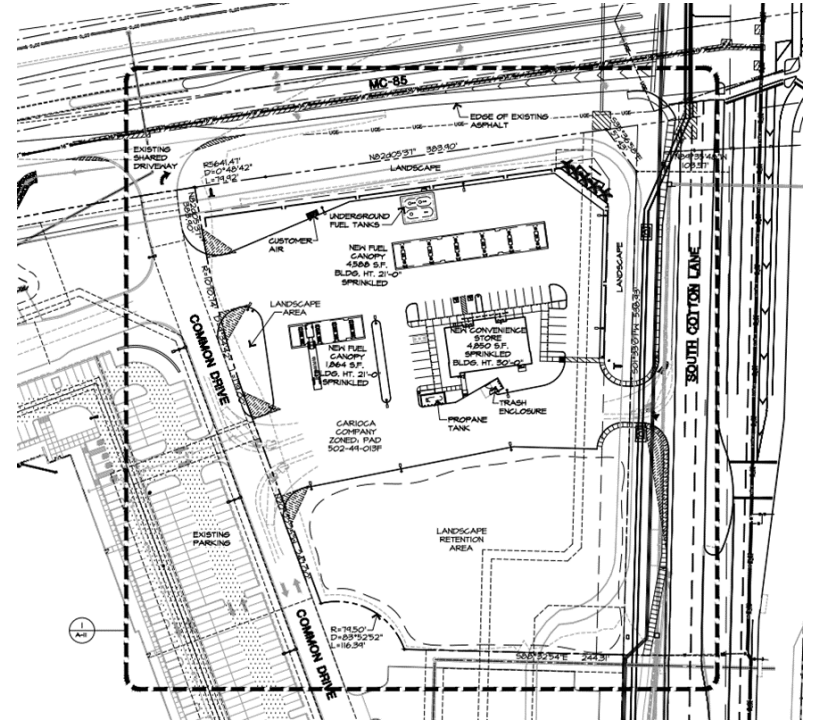


Site



SWC OF MC-85 AND COTTON LANE

- 4,850 square foot convenience store
- 4,600 square foot gas canopy
- 1,900 square foot diesel canopy
- Propane tank / sales
- Air filling station



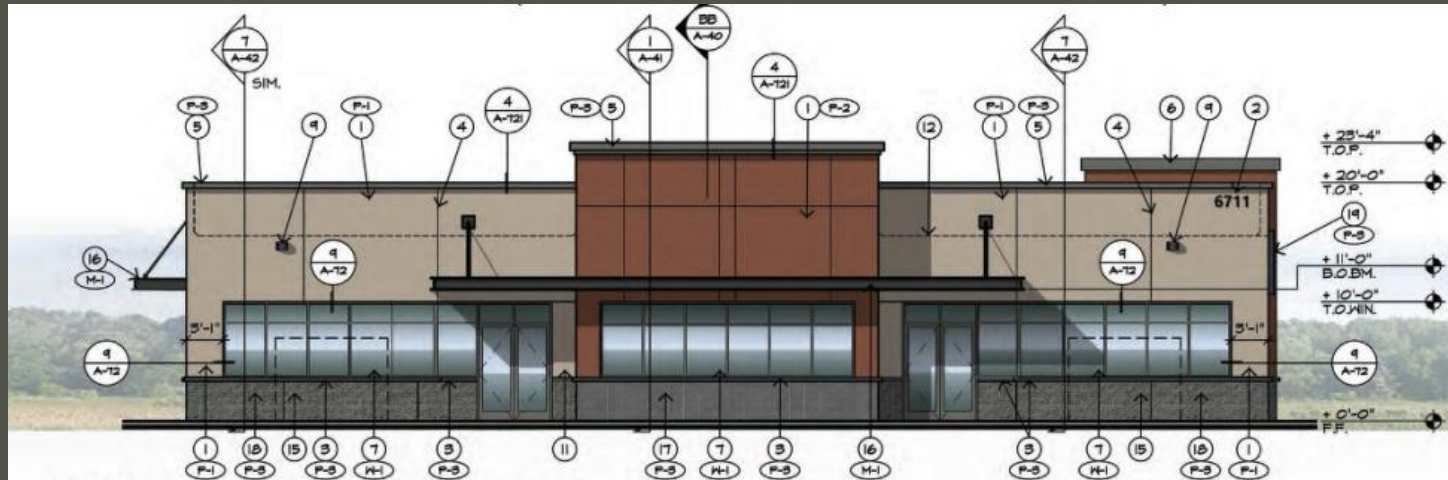
Site Access



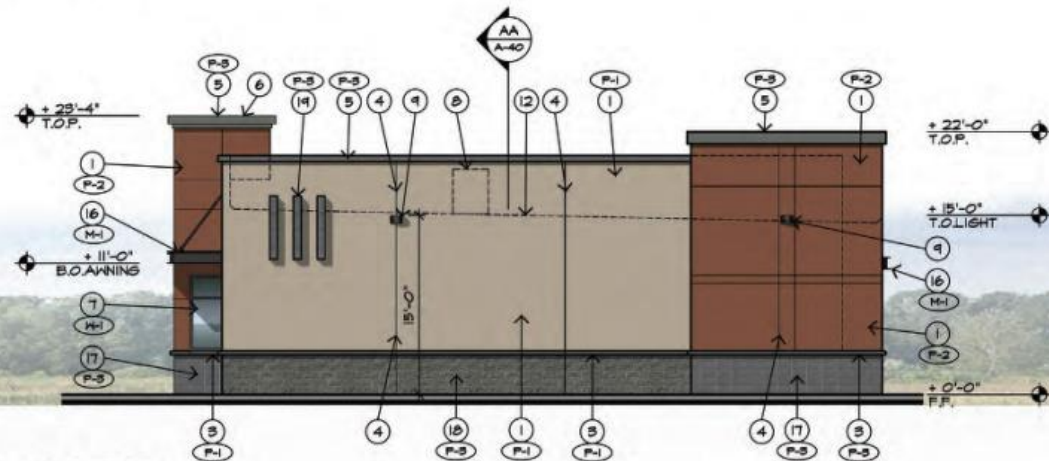
SWC OF MC-85 AND COTTON LANE

- $\frac{3}{4}$ access from Cotton Lane at Common Drive (No left northbound)
- Right in / Right out only at Common Drive and MC-85

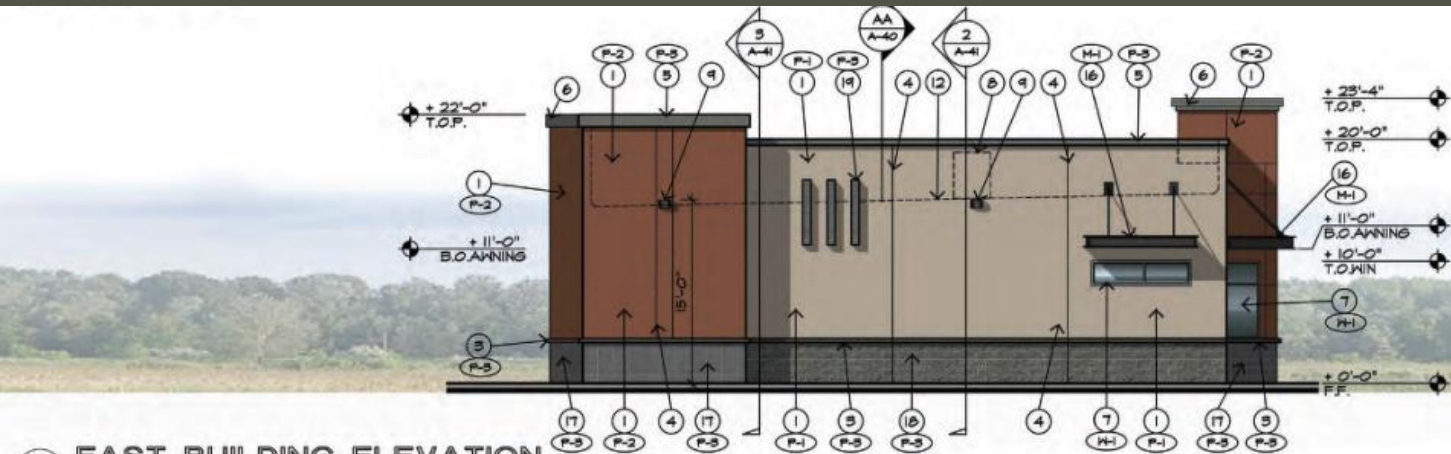




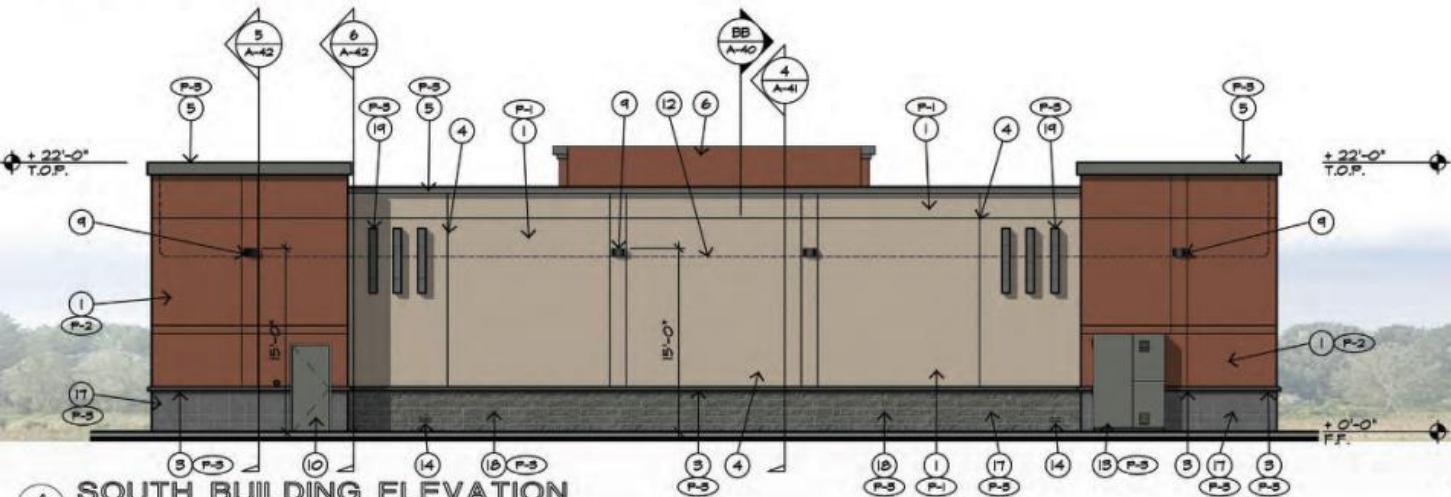
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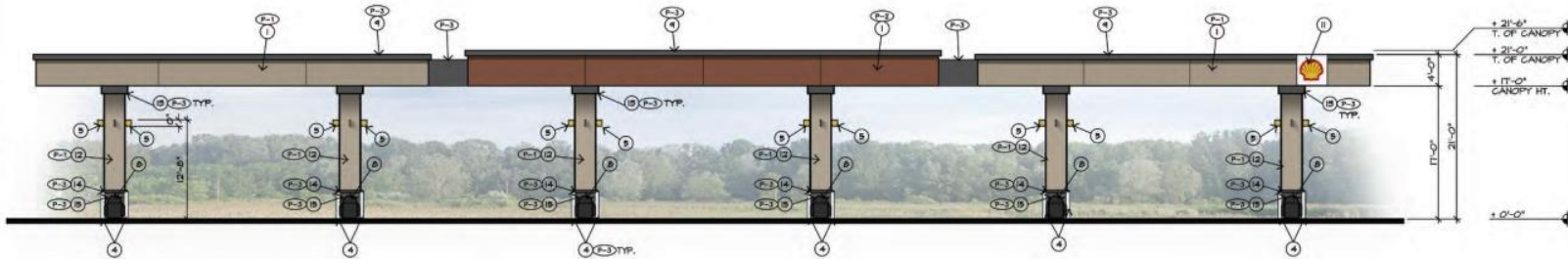
3 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

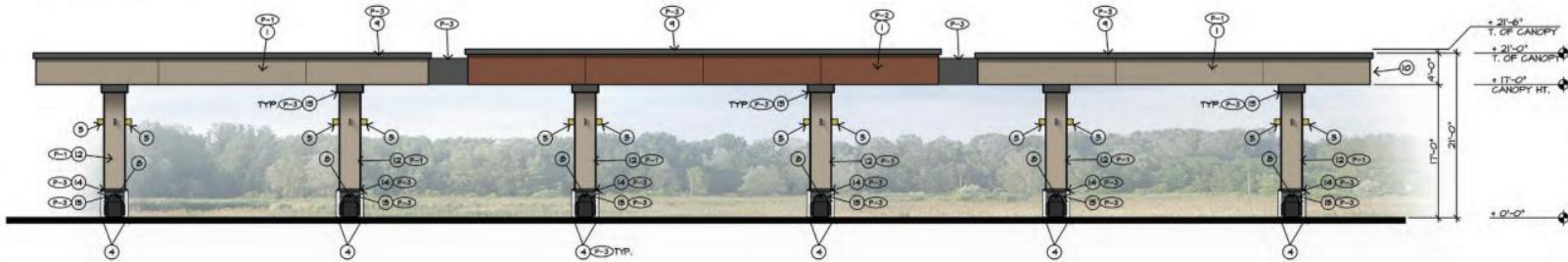


1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



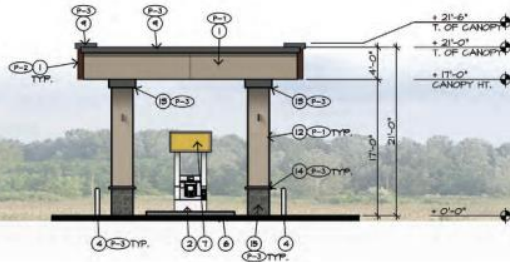
① NORTH CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



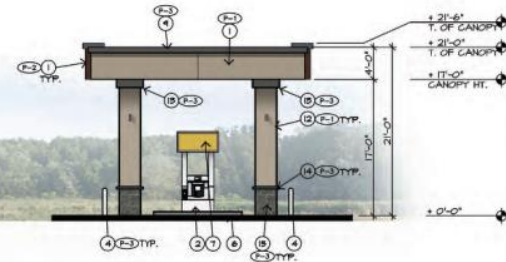
② SOUTH CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



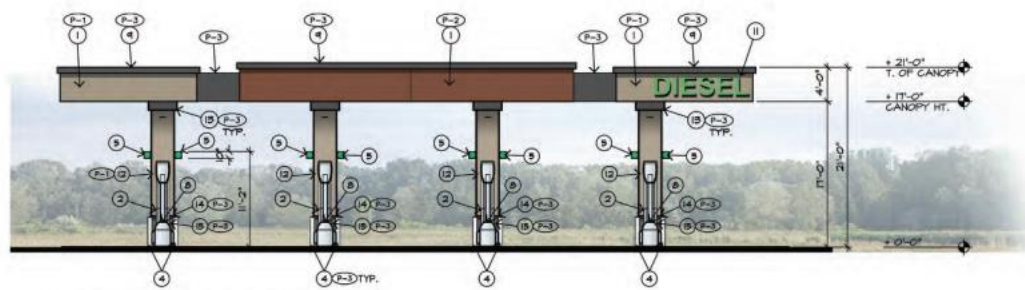
③ EAST CANOPY ELEVATION

SCALE: 1/8" = 1'-0"

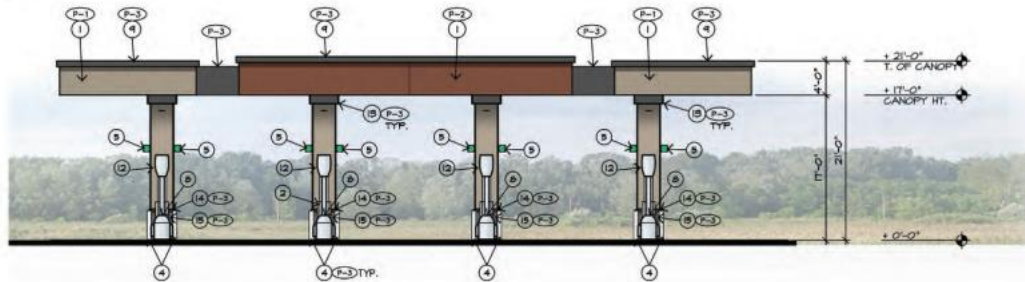


④ WEST CANOPY ELEVATION

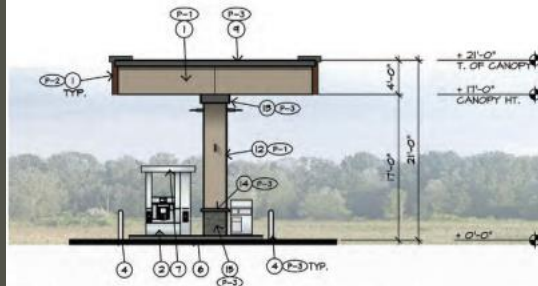
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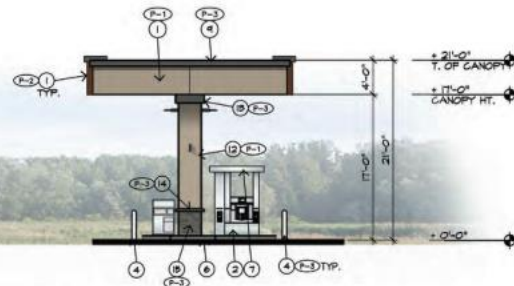
1 NORTH CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH CANOPY ELEVATION
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3 EAST CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question

Use Permit



PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
- Given location and surrounding uses, alternate notification process used. No public comment was received.

Planning Commission



SEPTEMBER 13, 2023

- Planning Commission meeting held on September 13, 2023.
- Staff gave presentation, and clarified that there was one residential use within 500 feet of the proposed use and comments on access to the site.
- Applicant gave a brief statement.
- There were no public comments during the meeting.
- Commission voted unanimously 5-0 to send a recommendation for approval to the Council.

Recommendation



APPROVAL SUBJECT TO PLANNING COMMISSION STIPULATIONS

- Application complies with city requirements



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