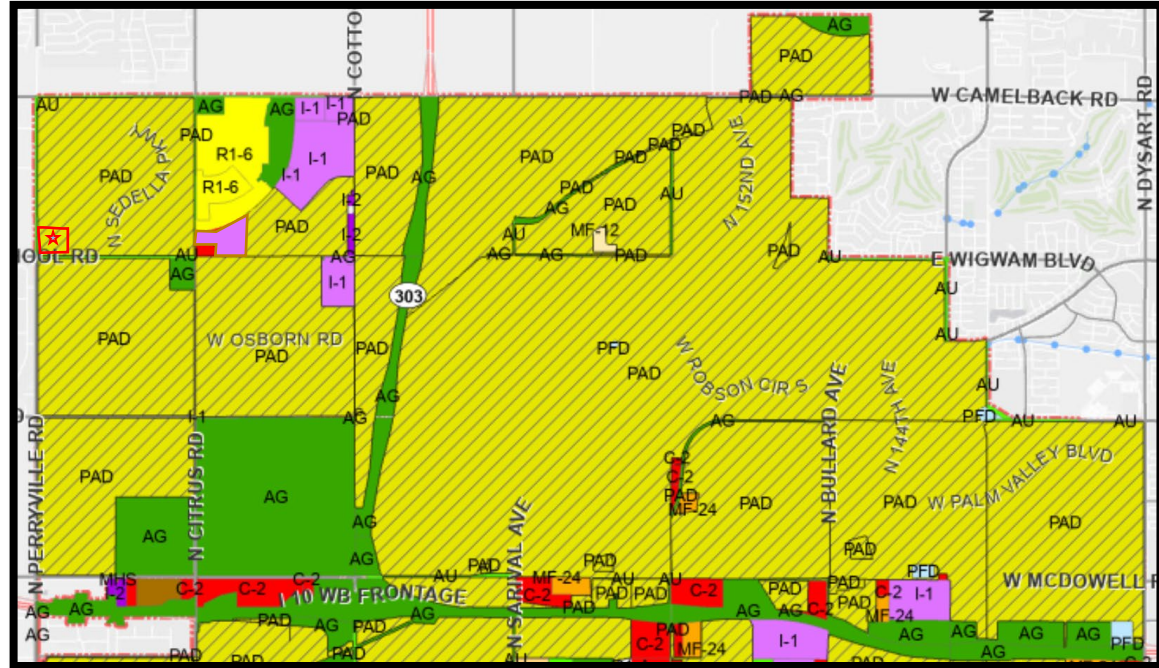


Sedella Commercial Use Permits

City Council Meeting
December 18, 2023



- Sedella Master Plan
 - Northeast corner of Perryville and Indian School Roads
 - Overall site is 13.48 acres
 - Currently zoned PAD
 - Underlying Commercial



- NEC of Perryville and Indian School Roads

-

Zoning History



2005



Proposal



SEDELLA COMMERCIAL

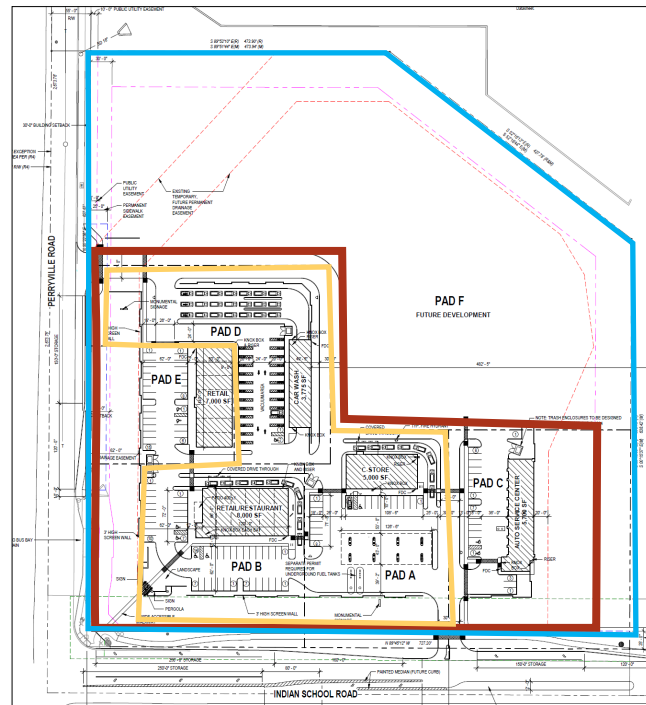
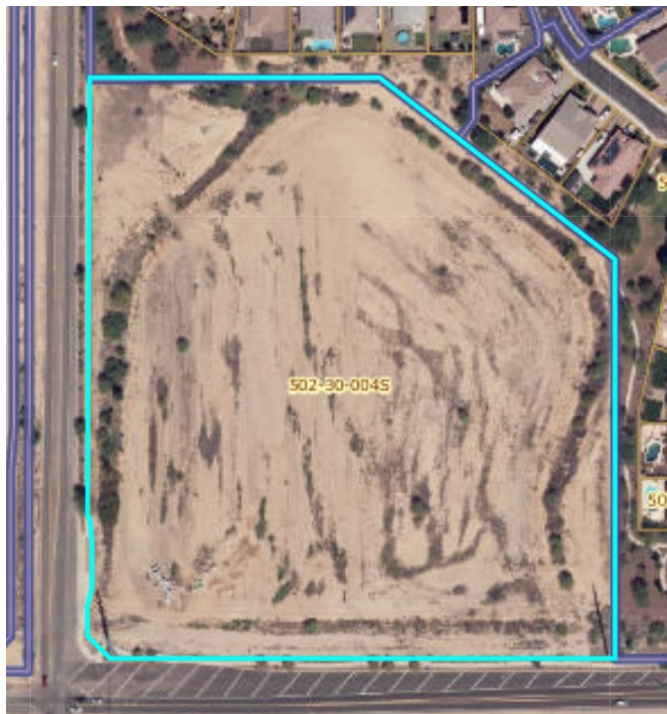
- Use Permits
 - Convenience Store with Drive-Through (Case # 22-300-00003)
 - 1.37 acres
 - Car Wash (Case #22-300-00004)
 - 1.38 acres
 - Retail/Restaurant and Drive-Through (Case #23-300-00003)
 - 1.78 acres



Proposed Site Plan



OVERALL SITE





PAD F
FUTURE DEVELOPMENT

PAD D

PAD E
RETAIL 7,000 SF

PAD B
RETAIL RESTAURANT 8,000 SF

PAD A

PAD C
C STORE 5,000 SF

AUTO SERVICE CENTER 1,175 SF

INDIAN SCHOOL ROAD

PERRYVILLE ROAD

NOTE: TRAILS ENCLOSED TO BE TOURED TOP 5000YR G-1385 AND G-1384

250'-0" STORAGE

150'-0" STORAGE

100'-0" STORAGE

120'-0" STORAGE

140'-0" STORAGE

160'-0" STORAGE

180'-0" STORAGE

200'-0" STORAGE

220'-0" STORAGE

240'-0" STORAGE

260'-0" STORAGE

280'-0" STORAGE

300'-0" STORAGE

320'-0" STORAGE

340'-0" STORAGE

360'-0" STORAGE

380'-0" STORAGE

400'-0" STORAGE

420'-0" STORAGE

440'-0" STORAGE

460'-0" STORAGE

480'-0" STORAGE

500'-0" STORAGE

520'-0" STORAGE

540'-0" STORAGE

560'-0" STORAGE

580'-0" STORAGE

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4000'-0" STORAGE

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4060'-0" STORAGE

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4140'-0" STORAGE

4160'-0" STORAGE

4180'-0" STORAGE

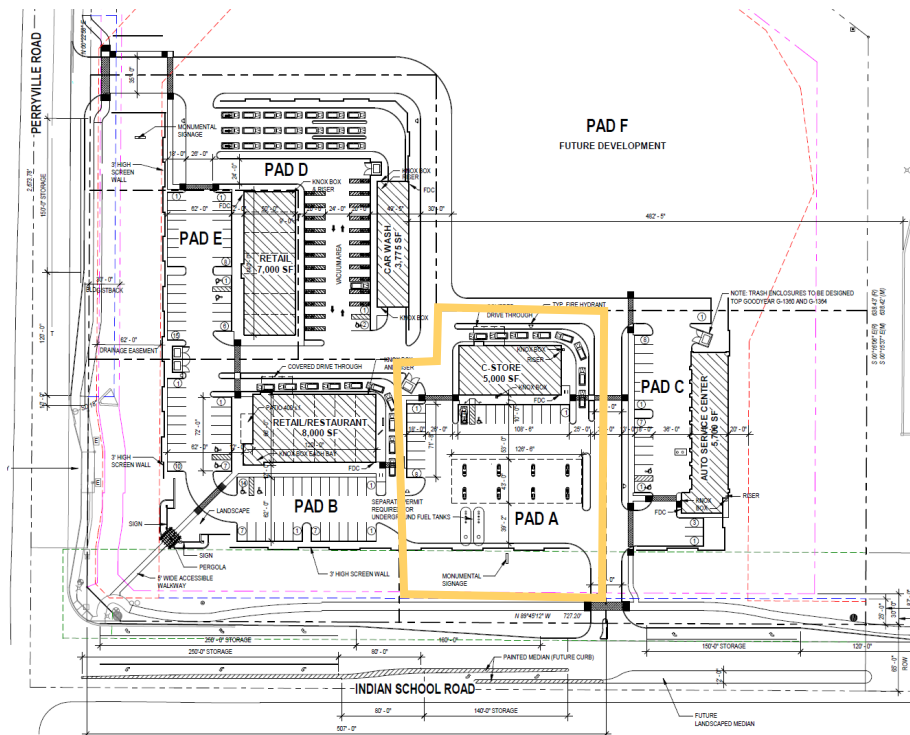
4200'-0" STORAGE

4220'-0" STORAGE

Proposed Site Plan



CONVENIENCE STORE WITH DRIVE-THROUGH



2 NORTH ELEVATION - COLOR



3 WEST ELEVATION - C-STORE COLOR



1 SOUTH ELEVATION - C-STORE COLOR



4 EAST ELEVATION - C-STORE COLOR



5 SOUTH ELEVATION - GAS CANOPY

CAR WASH



1 WEST ELEVATION - COLOR



2 EAST ELEVATION - COLOR

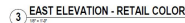
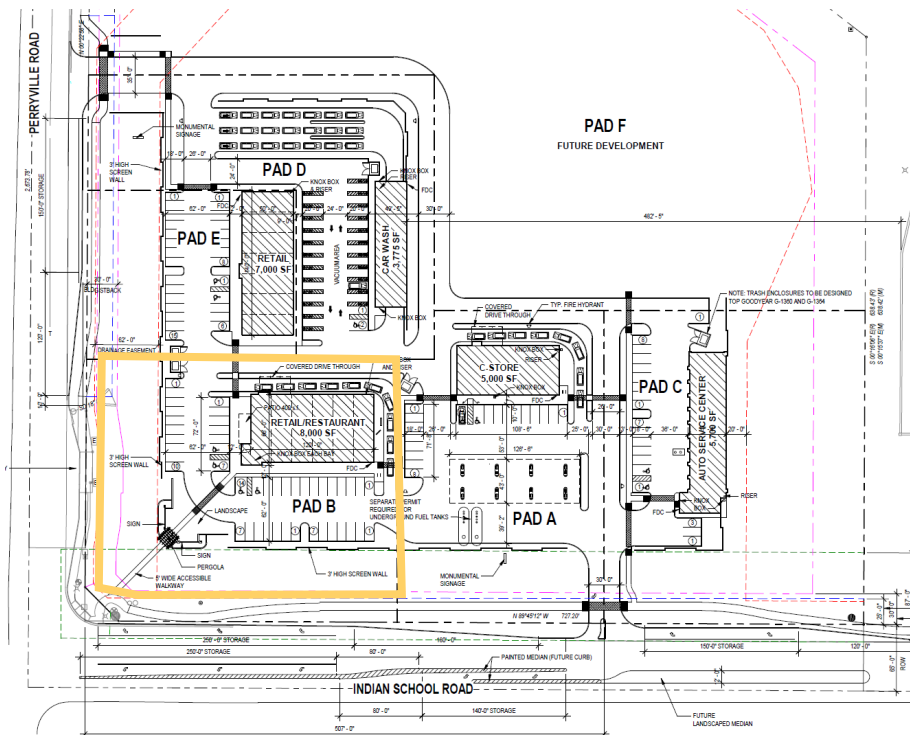


3 SOUTH ELEVATION - COLOR



4 NORTH ELEVATION - COLOR

RETAIL BUILDING WITH DRIVE-THROUGH

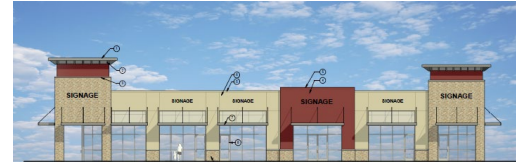


Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Neighborhood Meeting(s) and Planning and Zoning Hearing
- Recommend Approval of Use Permits:
 - Convenience Store with Drive-Through
 - Subject to Stipulations
 - Car Wash
 - Subject to Stipulations
 - Retail/Restaurant and Drive-Through
 - Subject to Stipulations



ENTRANCE SIGNAGE AND PERGOLA

