

Edsall Road Shell Station - Extension

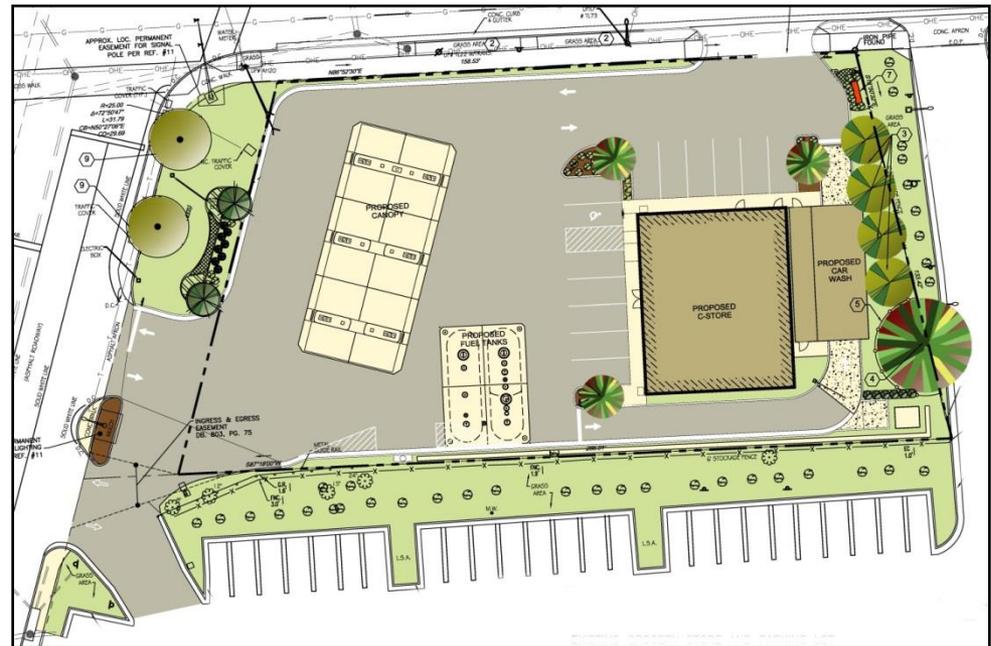
DSUP #2015-0030

Planning Commission
March 1, 2016

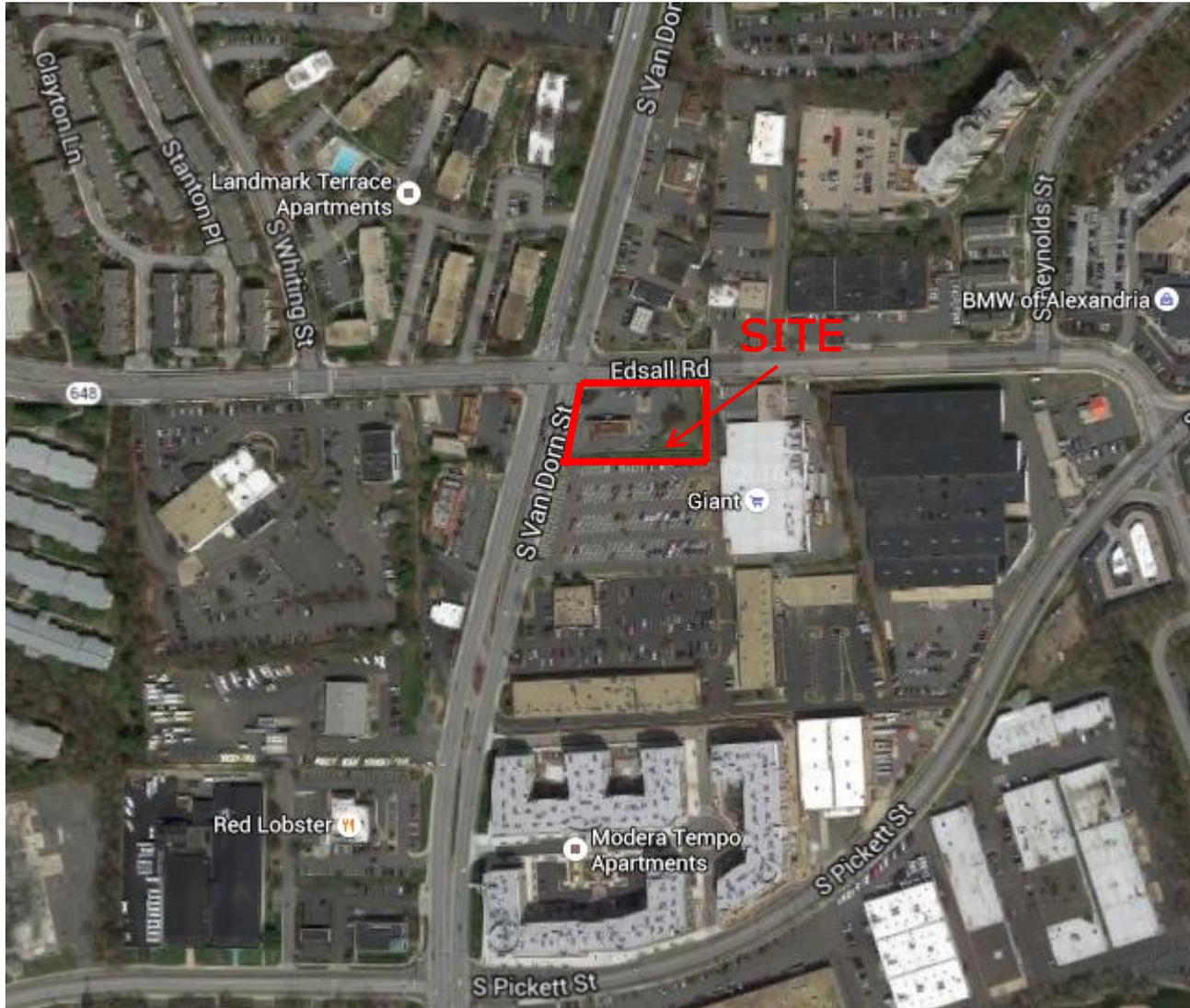


Request/Background

- Three-year extension of approved Development Special Use Permit #2011-0032
- New automobile service station, convenience store, and car wash
- Existing service station would be demolished
- Four-space parking reduction



Site Context



Project Description

- Applicant proposes no changes to previous approval
- 3,000 SF convenience store and car wash building
- New gasoline pumps and canopy
- 30-foot land reservation for future dedication to City for West End Transitway



Recommendation

- Proposal is consistent with recent extensions memorandum to Planning Commission
- Ongoing Bicycle & Pedestrian Master Plan update
 - New eight-foot sidewalk
 - New knee wall and landscaping
- Existing conditions would apply, as updated to include new operational conditions (Condition 11)
- Staff memo regarding Condition #26k
- **Staff recommends APPROVAL with updated conditions**

