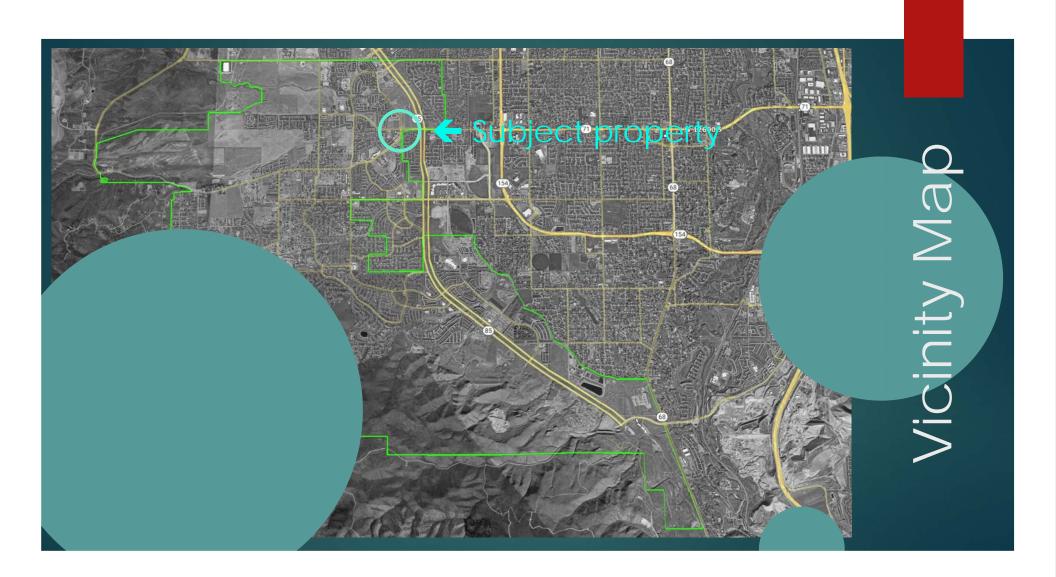
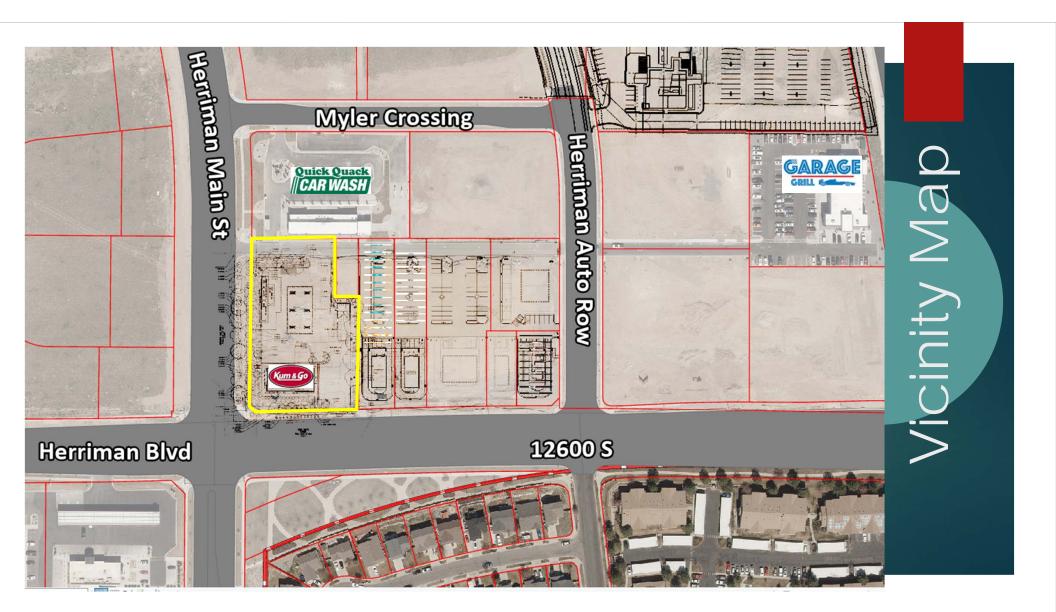
Kum & Go Conditional Use

Planning Commission Meeting May 3, 2023

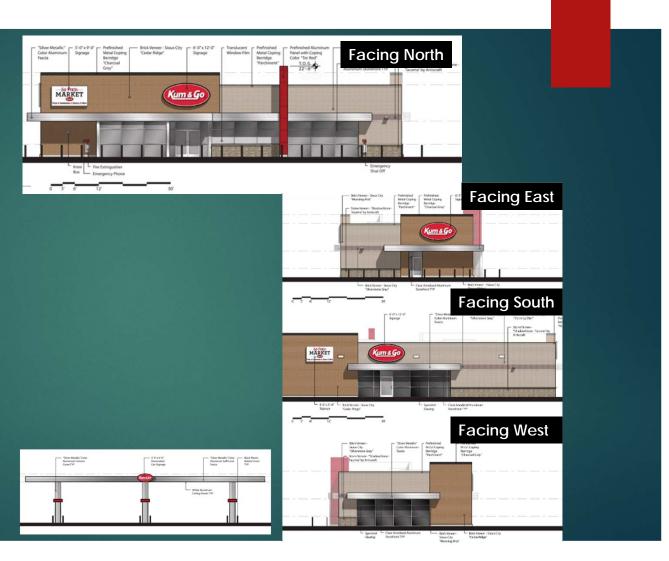


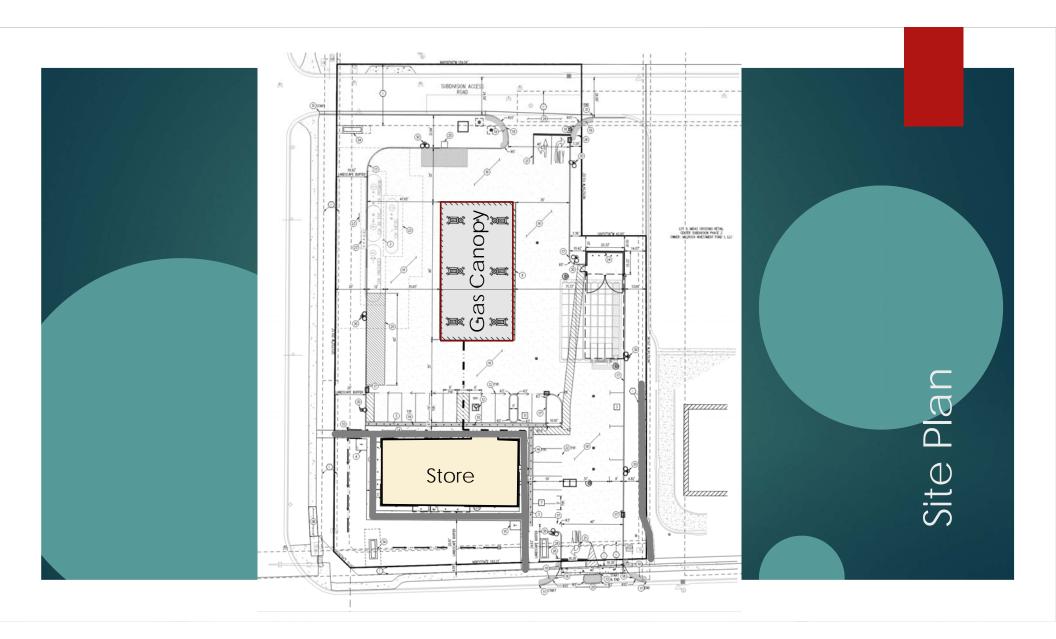




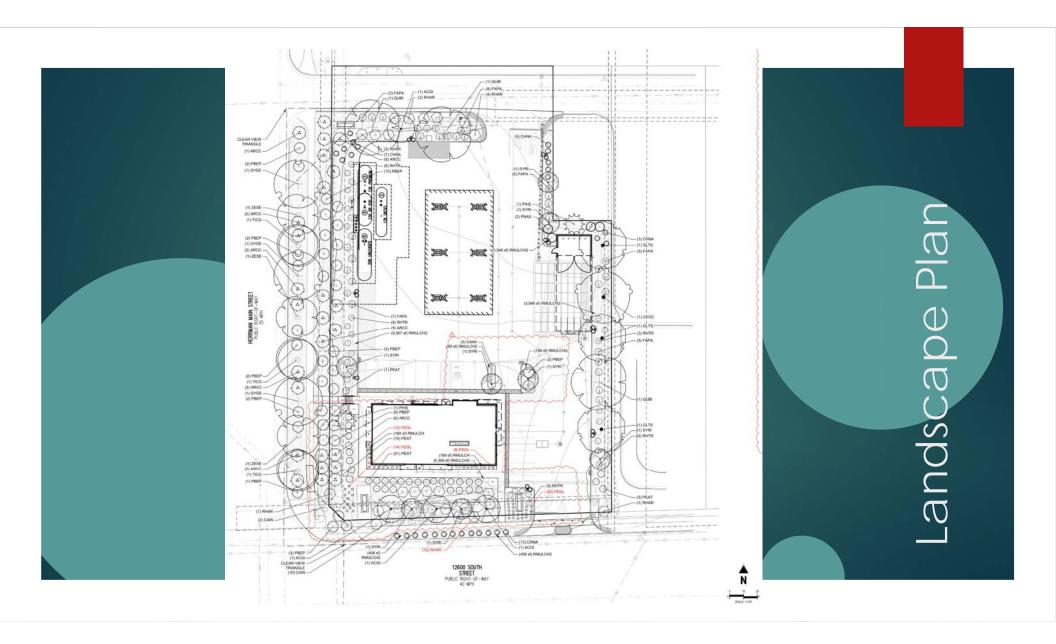
Proposal:

- New buildings
 - Store:
 - ▶ 3,597 square feet
 - 23' tall
 - Canopy:
 - ▶ 90′ x 49′
 - 6 pump stations
- Finish materials
 - Brick/stone
 - Aluminum accents
 - Glazing
- 21 parking stalls
- 26% landscaping









Conditional Use Considerations

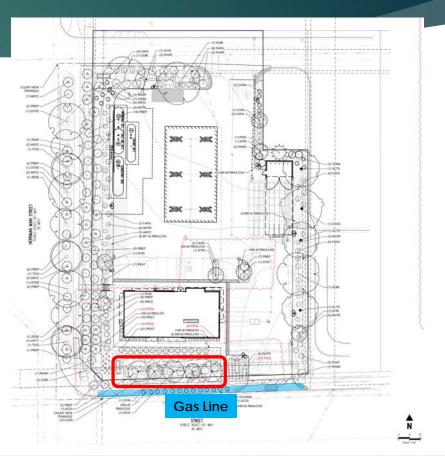
in the

Detrimental effects

- Pedestrian safety
 - Sidewalk connection to east developments
 - Grading issue connecting to store
 - Recommend sidewalk connection from store to sidewalk on east side of site

Landscaping Considerations

- Request for Waiver of Strict Compliance
 - Trees in park strip
 - Staff recommends approval of waiver due to physical conditions of the property restricting compliance



Recommendation

Approval with the following conditions:

- 1. Complete remaining corrections from City departments
- 2. Provide sidewalk connection from the store to sidewalk on east side of site with different color/texture
- 3. No signs are approved with this request