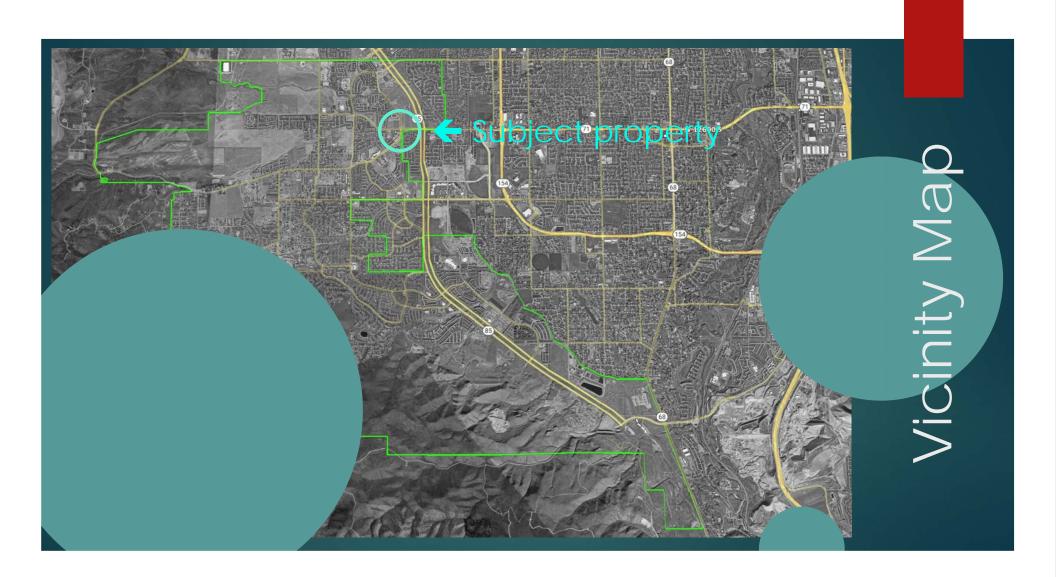
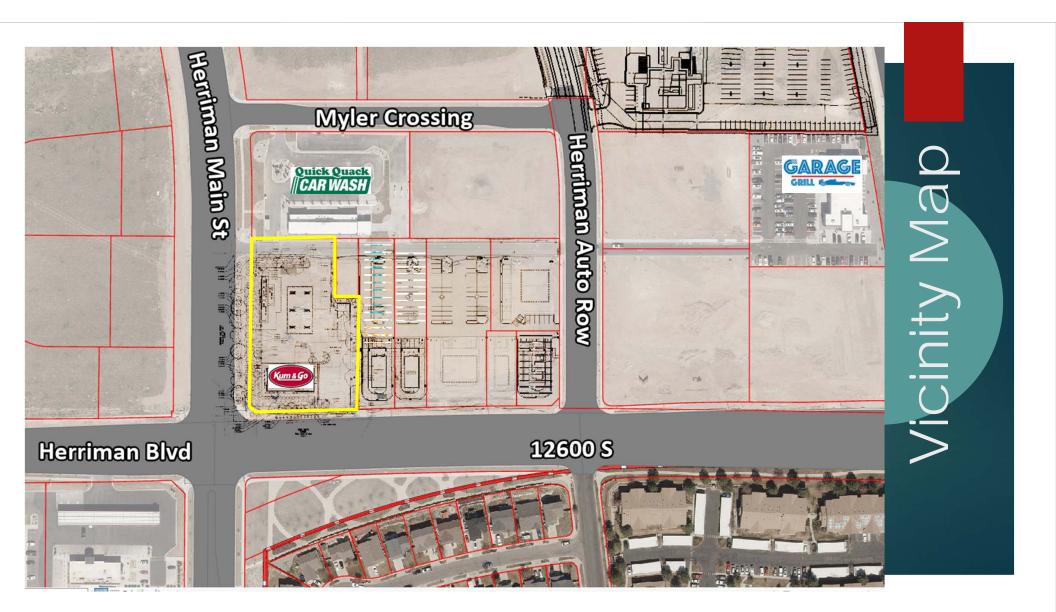
# Kum & Go Conditional Use

Planning Commission Meeting May 3, 2023

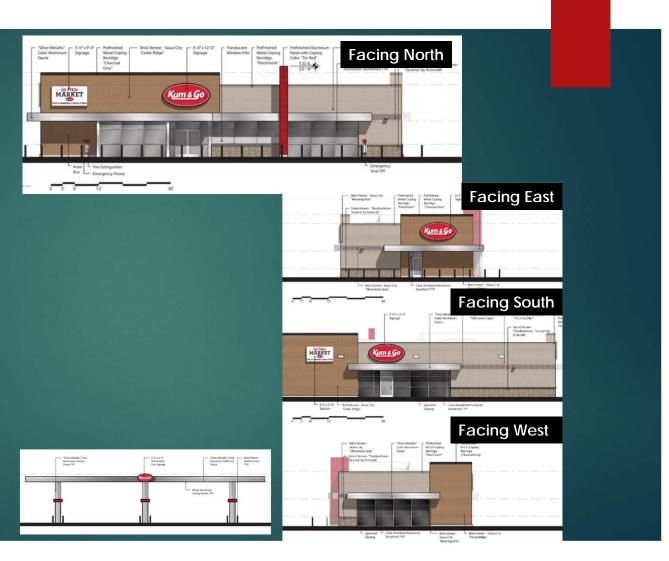


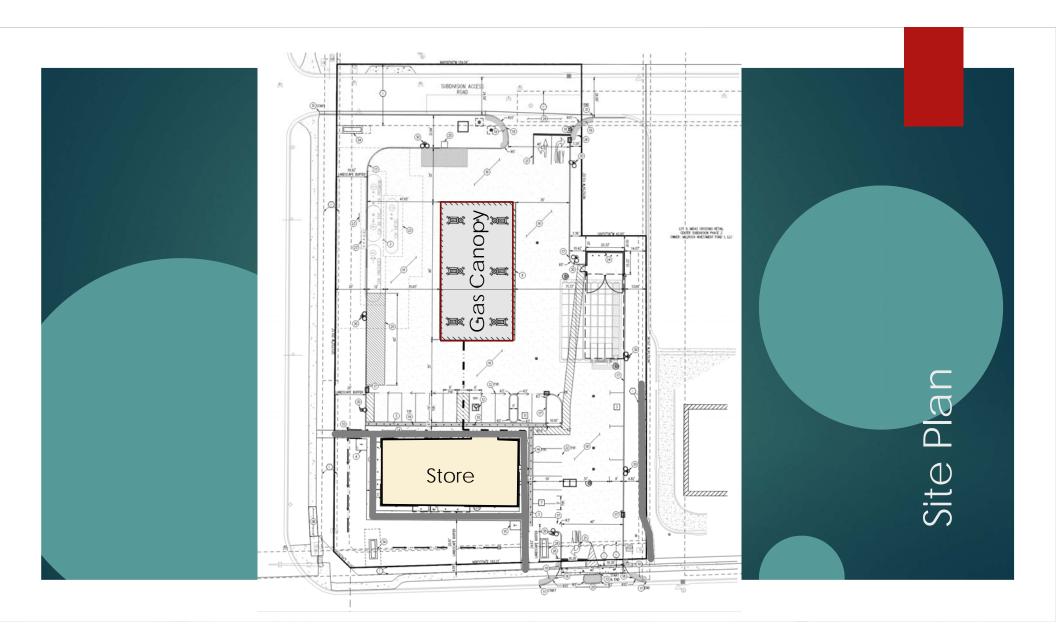




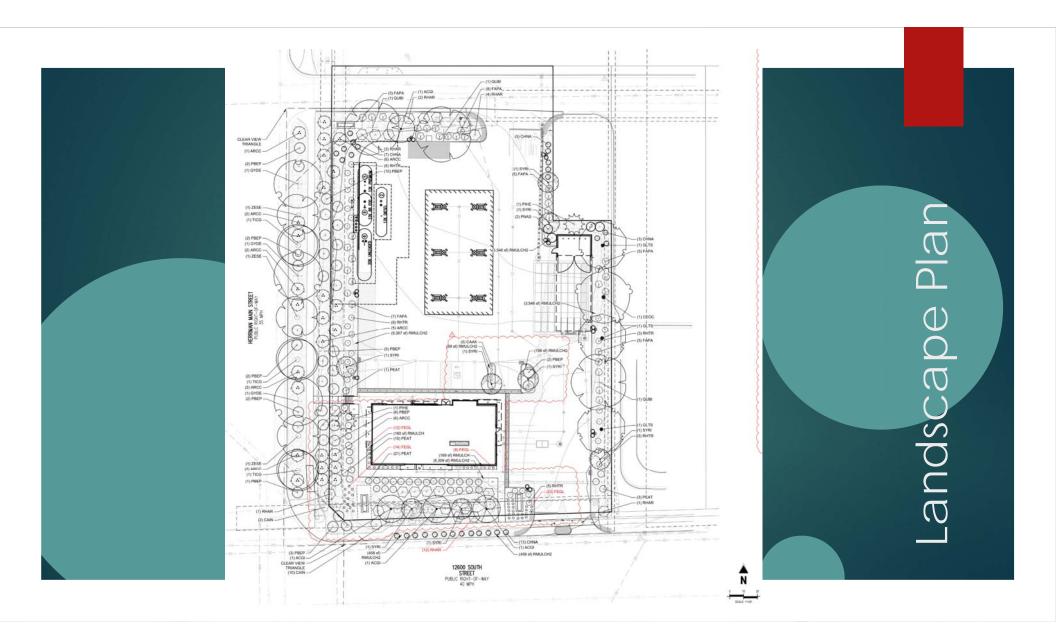
# Proposal:

- 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

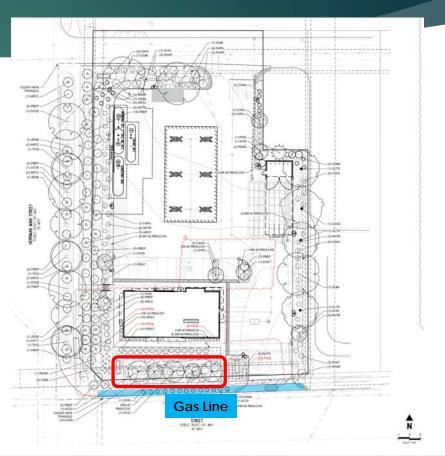
in the

#### 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