



4/1/2024

To: Mayor and Council

RE: Staff Report – Tractor Supply Commercial Corridor Overlay Approval Request

Variations Previously Approved:

Tractor Supply received approval for variances from the commercial corridor overlay standards listed below on 3.4.2024.

1. Section 74-191(b) - waive requirement for building to incorporate live plant materials as foundation plantings on all building facades - **APPROVED**
2. Section 74-191(d) – landscape buffer widths
 - a. Reduce the required landscape buffer along the internal roadway from 20 feet to 15 feet - **APPROVED**
 - b. Reduce required landscape buffer along western property line between Tractor Supply and adjacent out parcel from 15 feet to 7.5 feet with both sides installing 7.5 feet on their side of the line for an overall width of the landscape strip between out parcels at 15 feet – **APPROVED with a condition that entire 15 foot landscape island be planted at one time to provide consistent landscaping.**
3. Section 74-186 (e) – to increase the amount of parking allowed in front of the building from 50% to 62% - **APPROVED**
4. Section 74-199 – Reduce amount of greenspace required from 20% to 17% - **APPROVED**
5. Section 74-188 (a)[3](c) – to allow the rear façade of the building to be a finish of smooth faced block painted to match the color and pattern of the brick versus brick as proposed on the other three sides - **APPROVED**
6. Section 74-198 – to waive the requirement that the dumpster enclosure materials be brick, stone, or stucco and allow to match the rear façade proposed to be painted smooth block, which is variance in number 5 above - **APPROVED**
7. Section 74-188 (a)[3](d) – to waive the requirement for the parapet on the rear façade - **APPROVED**
8. Section 74-188(a)(1) – Building Materials:
 - a. To allow the use of heavy gauge corrugated metal panels on the front and side façade entry tower and awnings - **APPROVED**
 - b. To exceed 10% in accent material on the front façade for EFIS cornices and metal on entry tower and awnings - **APPROVED**
9. Section 74-188 (b) – to allow the garden center to be constructed of prefabricated aluminum framing, translucent panels, with a canopy façade matching the metal on the tower entrance and with a covered fabric shaded area located inside the fenced outdoor display (FOD) area – **APPROVED.**



10. Section 74-188 (a)[3](g) – to waive the required minimum percentage of windows on the primary and secondary facades and allow the windowless walls. For the sides visible to the parking areas and internal roadway the applicant is proposing decorative faux windows with the brick pattern as mitigation for not providing real windows – **APPROVED.**
11. Section 74-195 (a) - to allow unenclosed outside storage in the FOD area to be enclosed with an ornamental “wrought iron look” aluminum fence and brick knee wall instead of a full height brick wall on the front and side façade and to allow the FOD area to only have ornamental fencing on rear façade with no knee wall – **APPROVED with a condition that brick columns matching the primary materials on the building be included on the front and side of the FOD to break up the expansiveness metal fence.**

Planning Commission Recommendations from 3.19.2024 meeting:

1. C. Williams made a motion to recommend approval of the site plan as presented. T. Nolan 2nd the motion and with all in favor motion carried 4-0.
2. J. Wood made a motion to recommend approval of the landscape plan with a condition that the applicant coordinate with the tree committee and staff on the alternate tree for planting in the restricted growing spaces of the smaller islands. C. Williams 2nd the motion and with all in favor motion carried 4-0
3. A. Garrett made a motion to recommend approval the building elevations as presented by staff. T. Nolan 2nd the motion and with all in favor motion carried 4-0.

Ordinance Compliance:

Staff have reviewed the Site Plan, Landscape Plan and Building Elevations for compliance with the commercial corridor overlay and variance conditions and all have been found to be compliant and therefore ready for final approval. Applicant will next submit the revised plat for lot division and the full construction development plans for staff approval. Final construction plans will be submitted for Council approval if there are any significant changes as compared to these plans being considered for overlay approval today.