

## Tractor Supply Co.

<b>REQUEST</b>	Site Plan Review under Consent Judgment
<b>APPLICANT</b>	Oxford Architecture Amanda Bryant 2934 Sidco Dr., Suite 120 Nashville, TN 37204
<b>LOCATION</b>	2724 S. Adams Rd., Marketplace shopping center
<b>FILE NO.</b>	JREA2022-0022
<b>PARCEL NO.</b>	15-30-326-015
<b>ZONING</b>	I – Industrial District
<b>STAFF</b>	Sara Roediger, AICP, Director of Planning and Economic Development

### Summary

The applicant is proposing to renovate a portion of the existing Marketplace shopping center building to accommodate a new tenant, Tractor Supply Co., in the space formerly occupied by Petsmart. Alterations include the addition of a 13,193 sq. ft. outdoor display area with a drive-through pick-up operation, a 3,077 sq. ft. greenhouse, minor façade alterations, and other site improvements. The greenhouse and fenced display/pick up area are proposed along the west side of the existing building, along Marketplace Circle. In addition, the applicant is proposing a permanent trailer equipment display area to be located along the south side of the existing parking lot, behind the Flagstar Bank. Ingress and egress to the building will remain unchanged.



The Marketplace parcels are currently under a consent judgment with Grand/Sakwa Acquisitions, which requires site plan review and approval to be performed by City Council and not the Planning Commission. The judgment allows for not more than 800,000 sq. ft. of ground floor building area and the proposal is within this allotment. Additionally, the proposed retail use with a drive-through operation complies with the uses that are permitted by the judgment, and the judgment will not need to be amended to accommodate this proposal. The property's current Industrial District zoning designation is not relevant since the uses are governed by the judgment, and the City may look to change that designation in the future to one that more closely aligns with the permitted uses.

	Zoning	Existing Land Use	Future Land Use
<b>Site</b>	<b>I Industrial</b>	<b>Vacant shopping center tenant space</b>	<b>Regional Commercial</b>
<b>North</b>	ORT Office, Research and Technology	Vacant land, with Meijer, Woodspring Suites hotel, Holiday Inn Express & Suites	Regional Commercial
<b>South</b>	I Industrial	Flagstar Bank	Regional Commercial
<b>East</b>	I Industrial	Other shopping center tenants including Michigan Combat, salons, and restaurants including Five Guys, Asian Express, and Panera Bread, with Walmart beyond	Regional Commercial
<b>West (across Marketplace Circle)</b>	I Industrial	Vacant land and a cell tower property	Regional Commercial

## Staff Recommendations

All staff have recommended approval or approval with conditions. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Department	Comments & Waivers/Modifications	Recommendation
Planning	Approved	<b>Approval</b>
Fire	Approved with conditions	<b>Approval</b>
Assessing	Approved with conditions	<b>Approval</b>
Engineering	Comments to be handled at construction plan review	<b>Approval</b>
Parks & NR	Approved	<b>Approval</b>
Building	Comments to be handled at Building permit review	<b>Approval</b>

No public comment has been received regarding this proposal.

Reference: Plans dated July 18, 2022 received by the Planning July 19, 2022

Attachments: Consent Judgment, Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment, Reviewed plans, Floor plan & elevations, Environmental Impact Statement