



## Department of Planning and Economic Development

Staff Report to the Planning Commission

March 15, 2019

### Meijer Pharmacy and Façade Renovations

<b>REQUEST</b>	Conditional Use Recommendation Site Plan Approval
<b>APPLICANT</b>	Craig Armstrong Elevatus Architecture 111 E. Wayne St., Suite 555 Fort Wayne, IN 46802
<b>LOCATION</b>	Southeast corner of Auburn and Rochester Roads
<b>FILE NO.</b>	19-003
<b>PARCEL NO.</b>	15-35-100-056
<b>ZONING</b>	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

### Summary

This matter appeared before the Planning Commission on February 19, 2019 and was postponed in order for the applicant to respond to comments by the Commissioners regarding the operation of the drive-through. The applicant has made the following changes: The pick-up window has been moved further south on the building; and The entrance to the drive-through has been shifted so that patrons enter directly from the main drive aisle in the front of the store.. The following information was provided for the February 19, 2019 meeting and is resubmitted for your information.

The applicant is proposing to add a drive-through pharmacy and update the existing façade at the Meijer store at the southeast corner of Auburn and Rochester Rds. In addition, the entries and garden center on the west side of the store will be improved. A drive-through requires a conditional use in the B-3 and FB-3 districts with a public hearing and recommendation to City Council. Please see the requirements for a drive-through listed in the Planning memo dated January 29, 2019. The project is not proposing additional landscaping, and it is not required for a project of this nature. However, staff recommends adding landscape islands along the drive aisle in front of the store. If added, there will be minor landscaping required to be shown prior to final approval. Lighting and parking are in compliance. The project is fairly straight forward, and all departments have recommended approval. The applicant has provided responses to review comments (in red). If the Planning Commission agrees that the drive-through and other improvements will be harmonious with the site and the surrounding development, motions for consideration are provided below.



## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items; landscaping may be modified	Approval
Fire	Minor comment for final staff approval	Approval
Building	Comments to be handled at building plan review	Approval
Assessing	No outstanding items	Approval
Engineering	Comments to be handled at construction plan review	Approval
Parks & NR	No outstanding items	Approval

## Motion to Recommend Conditional Use Approval

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-003 (Meijer Pharmacy and Façade Renovations), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed pharmacy on site at the Meijer at 3175 S. Rochester Rd., based on documents dated received by the Planning Department on March 13, 2019, with the following findings.

### ***Findings***

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering a convenient pick-up for pharmacy needs.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

## Motion to Approve Site Plan

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-003 (Meijer Pharmacy and Façade Renovations), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 13, 2019, with the following findings and subject to the following conditions.

### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Auburn and Rochester Rds., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

### **Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. If additional landscaping is proposed as recommended, provide a landscape cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff, and posting of bond prior to temporary grade certification being issued by Engineering.
3. Clarification that landscape requirements have been met with existing vegetation and if applicable, payment into the City's Tree Fund for any trees that are not replaced onsite in the amount of \$216.75 per tree.

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Reference: Plans dated received by the Planning Department January 7, 2019.

Attachments: Assessing Department memo dated 1/9/19; Building Department memo dated 1/24/19; DPS/Engineering memo dated 1/16/19; Planning Department Memo dated 1/29/19; Fire Department memo dated 1/28/19; Parks & Natural Resources memo dated 1/9/19; Street Committee memo dated 1/9/2019; EIS; WRC Letter dated 1/11/19; Responses to review memos; Public Hearing Notice

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