



Legislation Text

File #: 2023-0126, **Version:** 1

Request for Site Plan Approval - File No. J2023-0001 - for the proposed renovation/modification of the existing urgent care building to be utilized for a Bank of America, 3035 S. Rochester Rd., located on the east side of Rochester Rd. and south of Auburn Rd., Parcel 15-35-200-051, zoned B-2 General Business District and B-3 Shopping Center Business District with an FB Flex Business Overlay, Lauren Farrow, Project Expeditors Consulting Corp., Applicant

Resolved, in the matter of City File No. J2023-0001 (Bank of America), the Planning Commission approves the Site Plan, based on plans dated received by the Planning Department on February 7, 2023, 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 S. Rochester Road, 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.
6. The requested modification to allow for a total of twenty nine (29) parking spaces is appropriate based on the supporting information provided by the applicant.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans contained within the Planning Commission packets.
2. Provide a landscaping bond in the amount of \$26,268 based on the cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.
3. That a revised Environmental Impact Statement be submitted prior to the City Council Meeting for the Conditional Use Recommendation to reflect 29 parking spaces.
4. Add signage as approved by City staff to advise motorists of conflicting traffic on the exit-only access to Auburn Road.