

Commercial Pre-Application Meeting October 16, 2024

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

3155 State Road 44 (SW area of Walmart parking lot). This was the second Pre-app meeting with the applicant's representative who wants to build a fueling station and 16,000 sf building on SW part of the parcel owned and occupied by Walmart. It is a Permitted Use per the 2011 PUD, but the two main issues from the first meeting were discussed again. First, the parcel is owned by both Walmart and Regency (lot east of it where apartments may still be built). For the project to move forward, Regency would have to agree to it. Second, the traffic and access points are problematic, and a new Traffic Impact Assessment (TIA) must be completed to certify the impacts of this additional proposed use. Comments/concerns discussed:

Utilities Commission

- The driveway to the west is not a Public-Right-of-Way, so it has restrictions. There is also an exclusive UC easement and lift station that cannot be disturbed.
- The applicant should conduct a survey to establish existing easements (water mains, sewers, etc.) and ownership where the fueling station will be located.
- There is a 12" water main, a 6" reclamation main, and an 8" gravity sewer that are serving Walmart that they can tap into.
- Power is underground and there is a transformer, but they will need their own. They can splice into Walmart's 3-phase line to do so. Note: They cannot remove transmission poles as they are all on UC property. The cost to relocate each pole is \$150,000. (Staff will send applicant maps of where they are.)
- Underground tanks may be better on the east side of the building/property.

Fire

- Have major concerns about traffic as Fire Station 51 is there and cars are backed up on weekends, so there will need to be improvements made to alleviate that.
- There are issues with SR44 regarding access and traffic. Adding a turn lane will not help.
- The convoluted streets in the parking lot are a major headache and maybe those could be addressed with a revised Site Plan.

Economic Development

- Design standards need to be better by city Ordinances. Must show how landscaping will be maintained.

Planning

- Project will need an MDA to the PUD. Even though it is a Permitted Use in the original PUD, the new use and location weren't shown on the original Conceptual Plan which needs to be amended. It will also have to be agreed upon by Walmart, Regency, and the city.
- They need to show types of landscaping and specific buffers like existing out-parcels.
- The applicant asked about the timeline before permitting. It may take 6 months due to the holidays and necessary approvals from P&Z and then CC (to include two Public Hearings).

Next Steps: The applicant needs to first get in touch with Regency to see if they will agree to this project. Get a survey and a TIA and submit. Redo Concept Plan to include changes and have another Pre-app meeting.