



**Environmental
Planning
Commission**

**Agenda Number: 6
Project Number: 1008124
Case #: 12EPC-40078, 12EPC-40079
January 10, 2013**

Staff Report

Agent	Zane Ross- Galloway & Co., Inc.
Applicant	Murphy Oil USA
Requests	Site Development Plan for Subdivision Amendment Site Development Plan for Building Permit
Legal Description	Blocks A-1-A1, B-1-A, C and D; Tracts E-1-A, F-1-A, F-1-B-1 and F-1- B-2, American Square
Location	On the western side of Carlisle Blvd. NE, between Phoenix Ave. NE and Claremont Ave. NE
Size	An \approx 1.2 acre portion of the \approx 55 acre American Square site
Zoning	C-2, no change proposed

Staff Recommendation

**DEFERRAL of Case 12EPC-40078 and Case
12EPC-40079, at the request of the applicant,
for 30 days to the February 14, 2013 hearing,
based on the Findings on Page 2.**

**Staff Planner
Catalina Lehner, AICP- Senior Planner**

Summary of Analysis

This proposal is for an amendment to the American Square site development plan for subdivision and a site development plan for building permit for an \approx 1.2 acre portion within the larger site (the "subject site"). The subject site is a parking area that fronts Carlisle Blvd.

The applicant proposes to develop a 10 pump fueling station with an associated, 1200 sf convenience store. A conditional use permit is being pursued to allow alcohol sales within 500 feet of a residential zone.

A facilitated meeting was held. There are neighborhood concerns, mostly regarding traffic and alcohol sales.

Staff has been working with the applicant regarding local site development plan needs and sign-posting. Due to holiday scheduling and the desire to address site plan issues and comments, the applicant requests a 30 day deferral to the February 14, 2013 hearing.

***FINDINGS – 12EPC-40078 and 12EPC-40079, January 10, 2013
Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit***

1. This is a two-part proposal for an amendment to the American Square site development plan for subdivision and a site development plan for building permit for an \approx 1.2 acre site within the larger, \approx 55 acre site, zoned C-2.
2. The applicant proposes to develop a fueling station and a convenience store. A hearing before the Zoning Hearing Examiner (ZHE), for a conditional use permit to allow alcohol sales, is scheduled for January 15, 2013 (Project #1008124/12ZHE-80377).
3. The affected neighborhood organizations are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood concern, mainly about alcohol sales and traffic.
4. The applicant requests a 30 day deferral, to the February 14, 2013 EPC hearing, due to holiday scheduling difficulties. Additional time is needed to address some site development plan issues and respond to comments.

