



PLANNING & ZONING COMMISSION

STAFF REPORT

October 17, 2023



Applicant: Big 10 Mart

Request: Site Plan approval to establish a new gas station and convenience store, "Big 10 Mart Mt. Joy"

Legal Description: Part of the NW ¼ in Section 36 of Sheridan Township (Parcel ID: 933601007)

General Location: 20919 Brady Street

Existing Zoning: Commercial-Light Industrial (C-2)

Surrounding Zoning:

- North:** Commercial-Light Industrial (C-2)
- South:** Commercial-Light Industrial (C-2)
- East:** Highway 61/City of Davenport
- West:** Commercial-Light Industrial (C-2)

GENERAL COMMENTS & STAFF REVIEW: In accordance with Section 6-31 of the Scott County Zoning Ordinance, approval of a site plan is required by the Planning and Zoning Commission for new developments, substantial improvements to existing developments, as well as change in use or re-occupancy of existing developments. A site plan review affords the Commission the chance to ensure that minimum County development standards are met.

Land Use

The approximately 4.60-acre parcel previously had both residential and commercial uses on site, including one (1) two-family duplex, and cultivation and staging areas for an adjacent plant nursery. After clearing the site, the applicants are proposing to construct a convenience store, a covered fuel island with pump stations for gas and diesel, a semi-covered semi diesel fuel island, and two (2) electric vehicle charging spaces. The lot would include 18 visitor parking spaces, including two (2) ADA-accessible spaces, as well as seven (7) spaces for employee parking. All proposed uses in the site plan are permitted in the Commercial-Light Industrial (C-2) Zoning District.

Access and Roadways

The proposed development site would have two (2) driveways with access off of Brady Street to the west: the northern being the main entrance and exit; the southern being dedicated to semi traffic.



The County Engineer requested that the applicants submit a traffic impact study to project and analyze potential future conditions, and determine whether additional traffic signals or turning lanes are warranted at or near the intersection of Brady Street and 210th Street. The applicants submitted a full report prepared by Veenstra & Kimm, Inc., which concluded that additional traffic signals and turning lanes would not be warranted.

The County Engineer noted the applicants will be required to obtain entrance permits from the Scott County Secondary Roads Department prior to the construction of the two entrances.

Off-Street Parking

With a proposed convenience store of approximately 5,000 square feet, off-street parking requirements of Section 6-27 would require at least ten (10) off-street parking spaces. The applicants are proposing 18 for visitors and seven (7) for employees. Two (2) of those spaces will need to be a handicap-accessible parking spaces in compliance with ADA standards and SUDAS Design Standard 8C-1. The applicants included the required handicap-accessible spaces and details on the site plan.

Screening, Landscaping, and Lighting

Section 6-31 reads, "...The developer shall provide for fences, landscaping, and other improvements as are deemed proper and necessary to buffer the proposed use from existing or surrounding land uses."

The applicants submitted a detailed landscaping plan, which includes landscaping near the entrances and employee parking stalls/electric vehicle charging stations, along the southern and eastern perimeter of the developed area, and on the north side of the convenience store.

While one or more of the renderings submitted in the site plan appear to include a fence along the southern property line, the applicants have confirmed that a fence is not being proposed. However, the adjacent plant nursery to the south of the development site contains two (2) single-family dwellings according to the County Assessor's Office. The dwellings are located in the northwest corner of the property, the closest being approximately 20 feet south of the property line shared with the proposed development. While landscaping is proposed along the southern perimeter of the development, staff will also recommend installing a small segment (~100 feet) of privacy fencing to provide a more solid buffer between the two land uses. Site drawing showing recommended fence location:



The applicants intend to install new lighting, so the project is subject to the lighting standards of Section 6-31. The applicants submitted a lighting plan with the initial application, which has since been revised, added to the record, and will be sent as a supplement to this report. The maximum allowable foot-candle at any lot line is 1 foot-candle. The revised lighting plan is compliant with that standard.

Storm Water Management

Regulations require all internal impervious surfaces to be adequately drained and controlled on-site with detention facilities sufficient to capture the post-development runoff of a 24-hour, one hundred (100) year storm. Additionally, the release rate of storm water out of the detention facility shall be restricted so as not to exceed the volume produced by a five (5) year storm when measured at the pre-developed flow rates. The site plan includes a detention basin along the northern perimeter of the proposed development.

According to the memo prepared by the County Engineer, which will be provided in full to the Commission along with this report, there are four (4) informational items that will need to be submitted, reviewed, and approved before construction begins:



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1. Final hydraulic calculations for the detention pond.
2. Detailed drawing of how surface water will be directed around the gasoline fuel islands.
3. Copy of approved National Pollutant Discharge Elimination System (NPDES) permit and Pollution Prevention Plan.
4. Information regarding how the proposed sanitary sewer will be constructed without impacting the existing storm sewer infrastructure; and mitigation plans if the existing infrastructure will be impacted.

The County Engineer also noted that the applicants will be required to provide certified, third-party inspection services for the construction of the detention pond and outlet pipe. The certified inspection services shall include submittal of all observation notes, material testing results, material certifications, and other inspection-related documents. All costs associated with the third party inspection services shall be borne by the developer.

Other Entities Notified and Public Comment

The County Engineer has provided a staff memo on the Site Plan Review. Her comments were included in the appropriate sections in this report, but the full memo is also being provided and entered into the record.

The Scott County Health Department commented that the property owners have signed an agreement to demolish the existing septic system and would need to connect to Davenport's central sanitary sewer. Sanitary sewer connections are shown on the site plan. The Health Department also commented that they would have jurisdiction over any food service plans the applicants may have for the convenience store, so the applicants would need to have those plans approved prior to serving or preparing food.

The Scott County Building Inspector did not provide comment at this time and will review the building plans once they are submitted to issue a building permit.

Property owners within 500' of the subject property were sent a legal notice and agenda for the meeting on September 20, 2023. Staff has not, as of yet, received any calls or comments.



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RECOMMENDATION: Staff recommends that the Site Plan be approved for the proposed gas station and convenience store with the following conditions:

1. The County review and approve the four (4) items listed in the Storm Water Management section prior to the issuance of any building permits.
2. A ~100-foot segment of 6-foot screening fence be installed between the proposed development and nearest residential dwelling.

Submitted by:

Alan Silas, Planning & Development Specialist

October 13, 2023