



Legislation Text

File #: 20-0057, **Version:** 1

MSC 2019-17, Walmart #5932, 12800 Pines Boulevard, installation of one freestanding canopy over 6 short-term parking spaces. 10 short-term parking spaces in total are proposed. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Bowman Consulting Group, agent, is requesting approval the installation of a freestanding canopy and parking modifications for Walmart #5932, located at 12800 Pines Boulevard. The proposed site modifications will enable Walmart to offer online order customer pick up parking spaces. The customers will order their goods online, travel to the store and Walmart staff will bring the items to the customer's car in a designated parking space.

The building was approved in 1993 through site plan SP 93-48 as a Home Depot. In 2010, through SP 2010-07 the building was repurposed for the current tenant Walmart. At the September 2019 Planning and Zoning Board Meeting Walmart was granted ZV 2019-06, which allows the store to have 10 short term parking spaces instead of a maximum of three permitted by code.

The proposed structure was constructed without approval. Currently, code case 19070105 is active for the site. If this application is approved, building permits are still required for the structure to fully resolve the case.

BUILDINGS / STRUCTURES:

The applicant proposes a 72'-8" x 18' freestanding canopy located in the parking aisle near the northeast corner of the building. The freestanding canopy will be utilized as a cover for the online order pick up area. The steel beams and columns are currently painted "Knockout Orange", if approved the structure will be painted SW 7017 (Dorian Gray). The canopy color will be (preconstraint

502 satin) champagne. The canopy will be illuminated by under canopy lighting that is both full cutoff and concealed by the canopy.

PARKING:

Currently there are 695 spaces provided on site. 124 of the spaces are allocated to the adjacent commercial parcel to the east, leaving 571 parking spaces for Walmart. Current parking requirements for retail are 3.5 parking spaces per 1,000 sq. ft. of building area or 492 required parking spaces based on use. Currently there is a surplus of 79 spaces on the site. The applicant proposes 10 short-term parking spaces. 6 of the 10 spaces will be covered by the canopy. If this application is approved there will be a surplus of 69 parking spaces.

SIGNAGE:

Short-term parking spaces are permitted to have 1.5 square feet of signage per space. The applicant proposes 1.36 square foot short-term parking signs for each of the 10 short-term parking spaces. Additionally, each space will be delineated with pavement markings.

LANDSCAPING:

Any landscaping that is removed or damaged during construction will be restored to its original condition.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.