

November 02, 2006

**ITEM NO. 1 - C.B.C. 599 - NEW MATTERS**

Applicant: Walgreen's  
Springfield Holdings Group  
White-Daters & Associates, Inc.  
Agent, Tim Daters

Address: 7601 Cantrell Road

Description: SW Corner of Cantrell & Mississippi

**ORDINANCE REQUIREMENTS:**

1. A perimeter planting strip is required along any side of a vehicular use area that abuts the public right-of-way. This strip shall be at least nine (9) feet wide.

**VARIANCE REQUESTED:**

1. Reduction of a portion of the required northern perimeter landscaping strip.

**FINDINGS:**

The property located at 7601 Cantrell contains a service station located at the intersection of Cantrell Road and Mississippi Avenue and a commercial building located along the eastern perimeter of the plat area. There area is a commercial node, with a service station located across Cantrell Road from the site, a shopping center located across Mississippi Avenue and a strip center located on the northeast corner of Cantrell Road and Keightly Drive.

On October the 26<sup>th</sup>, 2006 the applicant went before the Planning Commission for a preliminary plat review. The only outstanding issues at this time are the alley abandonment and a deficient perimeter landscaping strip along the north, next to Cantrell Road. The Planning Commission voted to recommend approval of the alley abandonment, which will be forwarded to the Board of Directors. The landscaping strip varies in size from approximately zero (0'-0") to thirty-eight foot (38'-0"). Overall the applicant is meeting the minimum amount of green space along Cantrell Road. However, the minimum amount drops below the nine foot wide requirement found in Section 15-96 of the Code landscaping ordinance. The interior island along the north is an additional 150 square foot more in area than required by ordinance. In this strip, the number of trees and shrubs will comply with Ordinance requirements.

Staff is supportive of the requested variance. The proposed redevelopment of this infill site as a new Walgreen's will result in a more aesthetically pleasing property than has existed in the past.

The site is relatively small, being less than one acre. Therefore, the site is very limited on the amount of buildable area available.

The proposed development has been designed to fit within the limits of the property and to respect normal setback and landscape requirements as closely as possible. Although the new development does not fully comply with all typical Ordinance standards, staff feels the proposed development will be a good addition to this neighborhood.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested perimeter landscape strip variance.