PROPOSED DEVELOPMENT OF A COMMERCIAL CENTER AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND THORNTON ROAD

Agenda Item 15.2
City Council Meeting
January, 23 2018
Location of Project

Proposed Commercial Site (CG)

Multi-Family Site (RH)
General Plan Amendment/Rezoning
(2 of 10 acres)

GPA - High Density Residential to Commercial Rezoning from RH to CG
Proposed Commercial Development

The 2.11-acre commercial site will be located at the southeast corner of Eight Mile Road and Thornton Road and contain the following uses:

- Gasoline Station
  - Eight pumps
  - Convenience store with the off-sale of beer and wine
  - Car wash facility
- Retail Store
- Quick Service Restaurant
Proposed Commercial Development

Amendment to the Eight Mile Road Precise Road Plan to allow a 30-foot wide right-in and right-out driveway
Building Elevations

Convenience Store
Building Elevations

Gasoline Station
Building Elevations

Car Wash Facility
Recommendation

It is recommended that the City Council adopt a Resolution and an Ordinance:

Resolution

1. Adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program
2. Approving General Plan Amendment from High-Density Residential to Commercial designation
3. Approving Design Review for a gasoline station, convenience store and car wash facility
4. Approving an amendment of the Eight Mile Road Precise Road Plan
5. Approving the relinquishment of access restriction along the project site frontages

Ordinance

1. Approving Rezoning from RH (Residential, High-Density) to CG (Commercial, General)