



CITY OF MENIFEE

SUBJECT: "O'Reilly Auto Parts," Plot Plan No. PLN21-0253

MEETING DATE: September 28, 2022

TO: Planning Commission

PREPARED BY: Brandon Cleary, Associate Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Caitlyn Adkins, Vaquero Ventures

RECOMMENDED ACTION

1. Adopt a resolution approving Plot Plan No. PLN21-0253, subject to the attached findings and conditions of approval.

PROJECT DESCRIPTION

Plot Plan (PP) No. PLN21-0253 proposes the construction of a new 7,228 square foot retail shop (O'Reilly Auto Parts) at a 1.41-acre (61,420 square foot) vacant site located just south of the Rite Aid at the southwest corner of Newport Road and Menifee Road. The project consists of site improvements that include a new commercial trash enclosure, water quality basin, new parking lot and site landscaping.

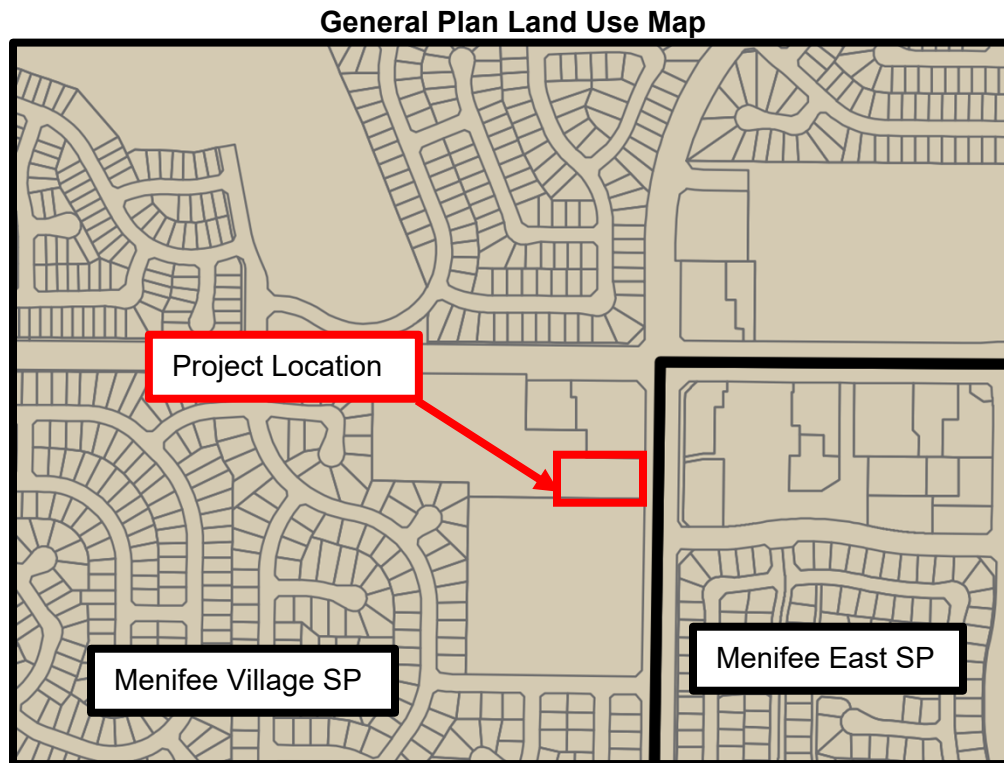
LOCATION

The site is located south of Newport Road, west of Menifee Road, south of Rite Aid and north of Calle Kirkpatrick Elementary School (APN 360-020-029).



GENERAL PLAN/ZONING

The zoning classification and General Plan land use designation of the property is Menifee Village Specific Plan (SP158) Planning Area 2-11 Commercial. Planning Area 2-11 is intended for neighborhood-oriented commercial, office and institutional uses that support residential communities and development in the vicinity of this major traffic corridor. An automobile parts retail shop is a permitted use within this planning area with the approval of a major plot plan. The project is consistent with the zoning classification, Menifee Village Specific Plan, and General Plan land use designation. The site is also compatible with surrounding land uses within the Menifee Village Specific Plan to the north and south. Vacant land to the west is within the same planning area (PA 2-11 Commercial). The project is also consistent with land uses to the east within the Menifee East Specific Plan which are designated as Planning Area 1 Commercial.



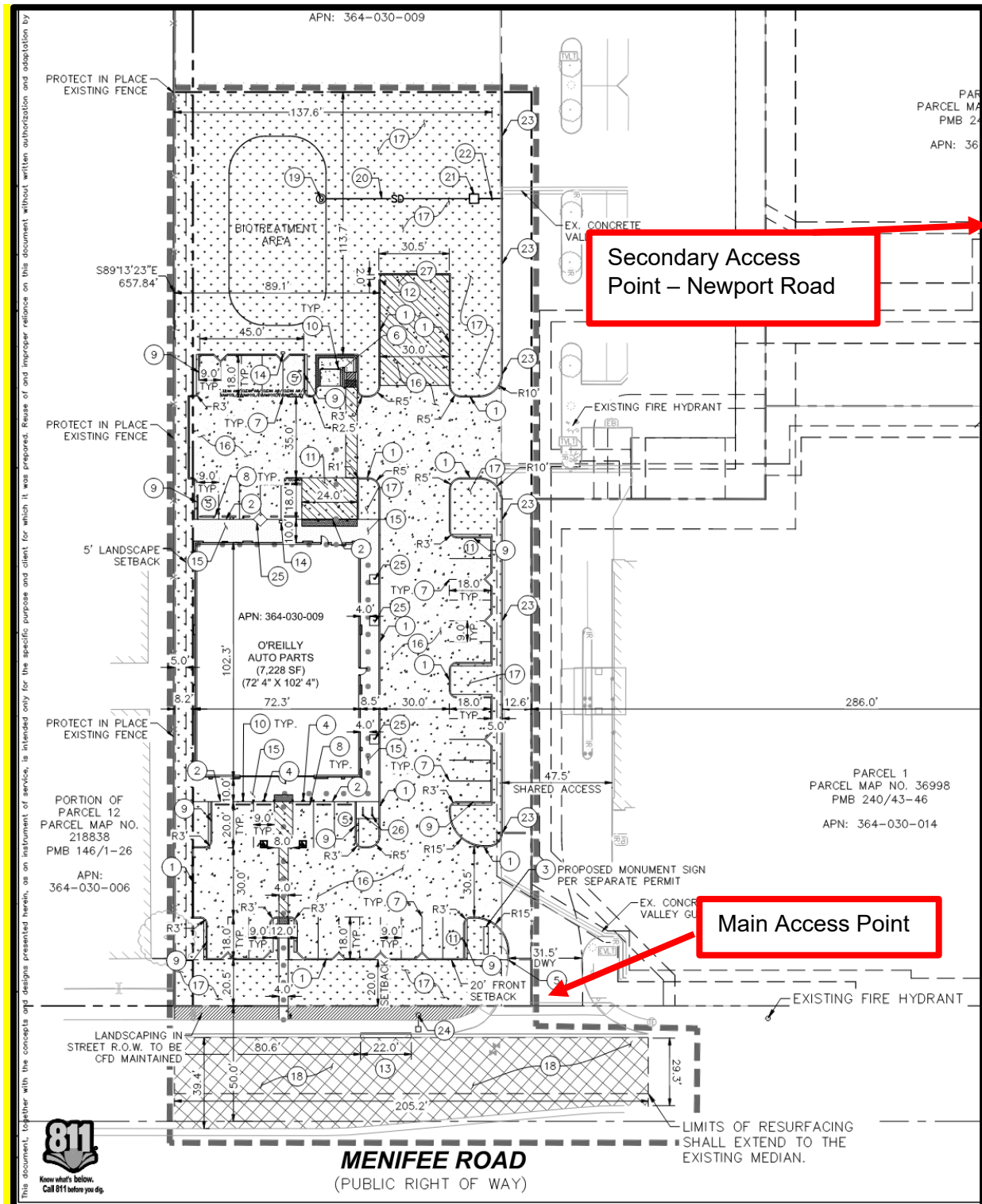
DISCUSSION

The project site is located approximately one mile east of Interstate 215 with frontage along Menifee Road. The immediate adjacent properties to the west are vacant; however, the general area is developed with a mix of commercial, residential and educational uses.

Site Plan, Access and Circulation

The project proposes two points of access, one off Menifee Road and the second is shared access off Newport Road. The Newport Road access will be shared with the existing Archibald's and Rite Aid uses. The proposed project will require that the applicant enter into a reciprocal access agreement with the property owners to the north (fast food drive thru and retail shop/pharmacy).

Site Plan



The proposed 7,228 square foot building is located adjacent to Menifee Road. The project features landscaping, water quality basin, trash enclosure, a loading zone and 36 parking stalls, exceeding the minimum amount required by the development code (22 required). A masonry block trash enclosure is located west of the main building, adjacent to the water quality basin and will be constructed per city standard.

A decorative bicycle rack supporting at least two bicycles is proposed to the right of the primary entrance along the front of the building.

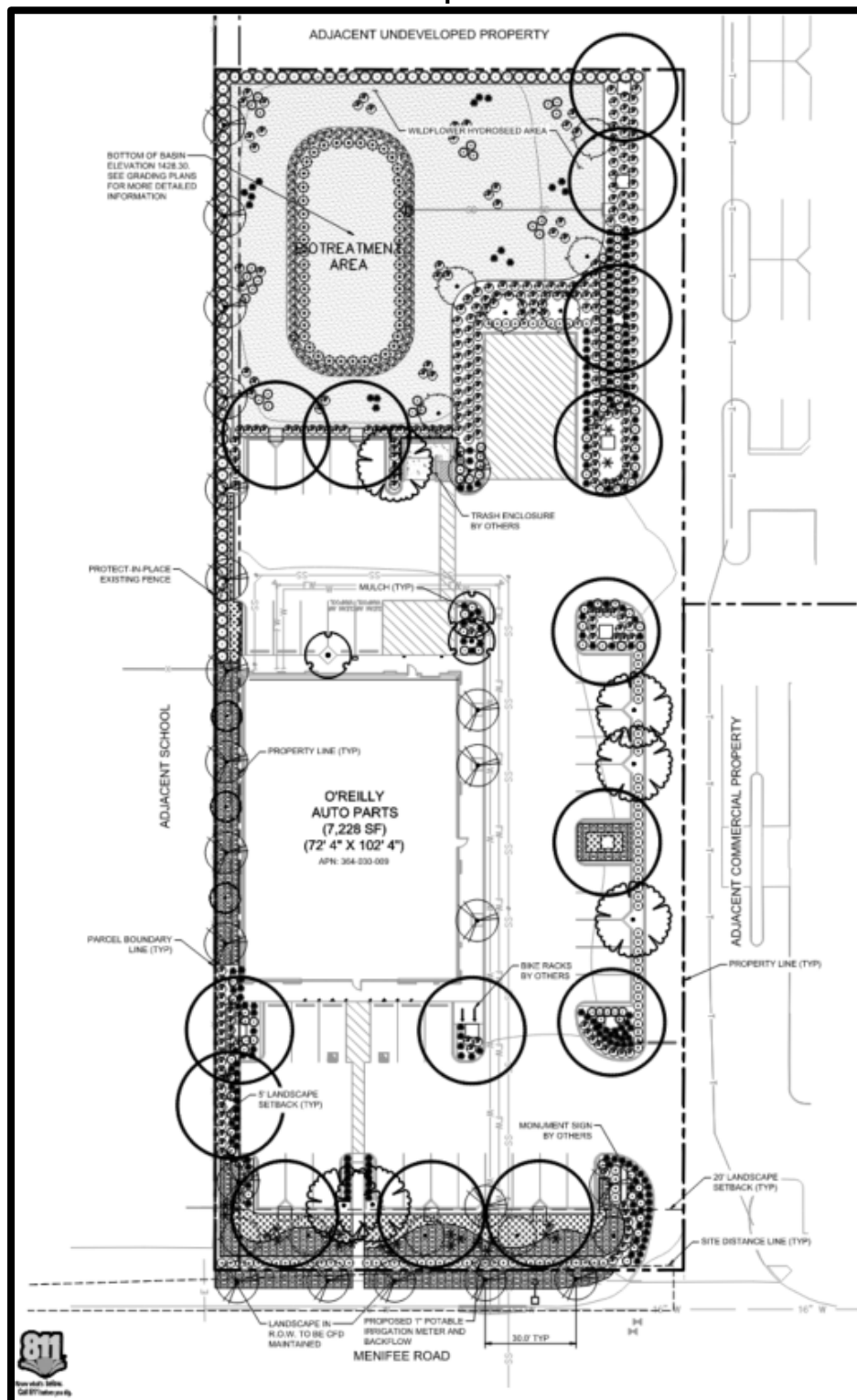
Table 1 – Zone Requirements

Zoning Code Requirement	Spaces Required	Spaces Proposed
Retail – 3 spaces per 1000 sq. ft.	$3 \times (7,228/1000) = 21.68$ spaces	36 spaces proposed
Total:	22 spaces required	36 spaces proposed

Landscaping and Screening

The project includes a total of 21,954 sq. ft. of landscaped area. The 21,954 square feet of landscaping equates to 36% of the project area. All parking lot areas will contain landscape screening in the form of trees and hedges. The parking lot will consist of planters and shade trees used to shade cars and pedestrian walkways, reduce glare, screen the building mass, and limit noise caused by vehicular traffic. Consistent with landscaping to the north (Rite Aid site) the project includes a 20-foot landscape buffer along Menifee Road to further assist in reducing glare from vehicles in the parking lot. Along the south side, there is an 8-foot landscape buffer to screen Callie Kirkpatrick Elementary School from the proposed retail use. Additionally, a basin is proposed along the western end of the project site that will assist in screening the school from the proposed traffic generated in the parking lot.

Landscape Plan



Exterior Architecture

The project was reviewed for compliance with the Menifee Village Specific Plan. The proposed site is consistent with the specific plan and compatible with the architecture of the adjacent commercial sites including the existing Rite Aid and Archibald's directly adjacent. The proposed building is consistent with the Menifee Village Specific Plan Architectural guidelines and consists of brick veneer towers, smooth exterior stucco finish. The roof lines are broken up to reduce the overall mass of the building and the four-sided tower elements provide additional depth and relief. All roof-top mechanical equipment is screened behind the parapet wall and will not be visible from the adjacent right-of-way.

East Elevation – Facing Menifee Road



North Elevation



South Elevation



West Elevation



ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA per Section 15303, Class 3 "New Construction or Conversion of Small Structures." This exemption is for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: c) A store, motel, office, restaurant or similar commercial or institutional structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed structure does not exceed 10,000 square feet and the retail use will not involve the use of significant amounts of hazardous substances nor is the project located within an environmentally sensitive area. Lastly, public services and facilities will be available to the proposed project. Additionally, based on the City of Menifee Traffic Impact Analysis Guidelines

for Vehicle Miles Traveled (VMT), the proposed use of the Project is a local-serving retail establishment (less than 50,000 square feet), and therefore, would screen out from additional VMT review under "Step 3: Project Type Screening". The project would also screen out under "Step 2: Low VMT Area Screening" since the project is located within a low VMT-generating traffic analysis zone (TAZ) based on the Western Riverside Council of Governments (WRCOG) screening tool. Therefore, VMT analysis was not required.

FINDINGS

Findings for the Plot Plan are included in the attached resolution.

PUBLIC NOTICE

The proposed project was noticed on September 18, 2022, for the September 28, 2022, Planning Commission hearing. A public notice was published within The Press Enterprise and notices were also mailed to property owners within a 300-foot radius of the project site. The proper public notice was posted on-site on September 18, 2022, and in addition, all relevant public agencies were also notified of the public hearing.

ATTACHMENTS

1. Project Summary Table
2. Plot Plan Resolution PLN21-0253
3. Plot Plan Conditions of Approval PLN21-0253
4. Project Exhibits
5. Public Hearing Notice