

ITEM 2 CASE #12-03-SP – Consider a Recommendation for a Site Plan

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located on Block 4, Lot 17R, Bell Ranch Terrace Addition, 314 S Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The site of a former Pizza Hut, this property was purchased to put in a new Chinese restaurant. The building was permitted for remodeling of the existing structure. The new ownership has now determined that a drive-thru operation fits their business model. Therefore, a site plan was required to be submitted in order to ensure that appropriate access and parking configuration exists on the property.

In order for the drive-thru lane, the on-site parking, and internal traffic circulation to work efficiently and safely, angled parking will be established. The north drive approach will be signed as entrance only and the southern drive approach as exit only with pavement markings directing traffic around the building. The site plan indicates appropriate queue length for the drive-thru. The position of the drive-thru menu board has been angled away from the residential uses which back up to the commercial property to reduce any potential noise from the amplified sound.

Approval of the site plan will allow the business to continue their renovations to the site and include a parking and drive through lane scheme.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Eules.

Staff recommends approval of the site plan.

Commissioner Tompkins made a motion to recommend approval of case #12-03-SP. Commissioner Brown seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Brown, Huffman, Portugal, Tompkins, and Zahn.

Nays: None

Abstention: None

The motion carried (7-0-0)