



CITY COUNCIL COMMUNICATION

January 8, 2013

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 12-10-SP

ACTION REQUESTED:

Consider approving a request for a Site Plan for Commercial Development proposed to be located on Rose Addition, Block A, Lot 1, out of the J.P. Halford Survey, Abstract No. 711, 600 block of North Industrial Boulevard.

ALTERNATIVES:

- Approve the request with modifications.
- Table the request.
- Deny the request.

SUMMARY OF SUBJECT:

Applicant: Conifer Real Estate, Martin Schelling

Location/Zoning: 1.073 acres located within the 600 block of N. Industrial Boulevard. The zoning on the property is Community Business District (C-2).

Project Summary: The Planning and Zoning Commission originally considered this item at their November 20, 2012 regular meeting and was subsequently approved by the City Council on November 27, 2012. Since the time of the site plan approval, Dairy Queen Corporate has reconsidered some of the specific design elements of the site layout. The modification to the project has the following effects:

- The structure has been moved on the parcel to the north by approximately ten feet (10'). No modification to the size of the footprint of the building has been made.
- The drive aisle between the head-in parking, south of the building has been made wider. This increases the turning radii from the mutual access drive and increases the maneuverability of vehicles out of the parking spaces to exit the site.

- The proposed “future” secondary drive-through aisle has been eliminated. There will remain the single drive-through and the exit lane from the site.
- No changes are proposed to the streetyard landscaping or the required landscape buffer to the residential areas behind the development. Some areas of the landscaping behind the streetyard will be landscaped with xeriscaped (low water) plantings and provide river rock areas.

The Eules Unified Development Code, under Section 84-386, allows the City to administratively approve minor revisions to approved site plans. However, in cases where the building is relocated or there is a change in the internal circulation of the project, the site plan is required to be approved again by the Planning and Zoning Commission and City Council.

The Development Services Group (DSG) has reviewed the site plan and has found that it continues to be in compliance with the City of Eules regulations.

The Planning and Zoning Commission at their regular meeting on December 18, 2012 voted to recommend approval of the site plan by a vote of (7-0-0).

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **GM** _____

City Manager’s Office

_____ **KS** _____

City Secretary’s Office