



PLANNING AND ZONING COMMISSION COMMUNICATION
January 21, 2014

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 13-10-SP

ACTION REQUESTED:

Motion to recommend approval of a request for a Site Plan for Commercial Development located on 1.473 acres JH Havins Survey A 685 Tr 2a, 3, west of SH 121, north of Loving Trail.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Ruby 121 Glade Retail, Inc., property owner.

Location/Zoning: 1.473 acres located west of SH 121, north of Chisholm Trail. The zoning of the property is Planned Development (PD)

Project Description: This is a site plan for a commercial building with retail lease spaces on an outparcel of the Glade Parks master development. This parcel, referred to as parcel 29 within the original Preliminary Plat of Glade Parks, is located at the extreme northeast corner of the Glade Parks development.

The applicant proposes to construct a 10,570 square foot retail site with five lease areas. The building will be protected with a fire sprinkler system and have fire lane (EADUE) installed surrounding the structure. Access to the building will primarily be from a shared access drive which has already been partially constructed behind the existing Raising Cane's restaurant.

The site provides enough parking to meet the standards of the PD zoning district and the City of Eules Unified Development Code. Landscaping will exceed the minimum standards of the ordinance and be provided surrounding the building and along the entrance easements. The front sidewalk along the storefronts will feature raised planters to provide landscaping along the front of the building and provide an intervening structure between the parking areas and the front of the building, shielding from accidental vehicular movement into the building. A sidewalk ramp system and retaining wall will be constructed on the northeast corner of the site to accommodate pedestrian traffic from the frontage road.

The façade of the building meets the architectural intent of the Glade Parks original vision. There are differences in heights of the leased spaces as well as caps to the buildings which will be reminiscent of the design style of the primary in-line retail spaces to be built. The materials of the building will be compliant with the masonry standards of the City of Eules.

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.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner