



CITY COUNCIL COMMUNICATION

February 10, 2015

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 14-18-SP

ACTION REQUESTED:

Consider a request for a Site Plan for Commercial Development proposed to be located on 1.285 acres of Glade Parks Addition, Block A, Lot 2, 2911 State Highway 121.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Ruby 12 Glade Retail, LLC

Location/Zoning: 1.285 Acres, Block A, Lot 2, Glade Parks Addition, 2911 State Highway 121. The zoning of the property is Planned Development (PD).

Project Description: Ruby 12 Glade Retail, LLC is the property ownership group for the master developer of Glade Parks, Northrock. The site plan is for a restaurant structure to be developed as a Panera Bread.

Site Conditions – Panera Bread is proposing a 4,360 SF restaurant to be located north of the existing Raising Cane’s restaurant within Glade Parks. Access to the site will be from the mutual access/emergency access lane to the west of the development. Cross access will be provided between this lot and the two adjacent lots to the north and south. These lots will be able to also share parking. A drive through lane will be placed generally on the west side of the building with an exit drive out in case of a vehicle not intending to complete the drive-through process.

Landscaping – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Landscaping inset into planters within the front sidewalk area along the frontage of the building will assist in softening the hardscape of front sidewalk and serve as additional mitigation from wayward vehicles striking the building.

Building Elevations – The Panera Bread building meets the masonry requirements of the City of Eules and the Glade Parks Planned Development district. Stacked stone and stucco will be installed on the exterior with an earth-tone color scheme that matches the color palette of the ordinance.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

The Planning and Zoning Commission considered this site plan at their January 20, 2015 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 5-0-0.

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office