



Legislation Details (With Text)

File #:	19-3047	Version:	1	Name:	Review and Consideration of a Detailed Site Plan for a 2,798 sq. ft. Restaurant with Drive-thru on 0.79 Acres Located at 3151 E. Broad St.; Everett Fields of PM Design Group on behalf of Will Tolliver of Leon Capital Group (DS#19-001)
Type:	Consideration Item	Status:			Passed
File created:	2/14/2019	In control:			City Council
On agenda:	2/25/2019	Final action:			2/25/2019
Title:	Review and Consideration of a Detailed Site Plan for a 2,798 sq. ft. Restaurant with Drive-thru on 0.79 Acres Located at 3151 E. Broad St.; Everett Fields of PM Design Group on behalf of Will Tolliver of Leon Capital Group (DS#19-001)				
Sponsors:	Joe Smolinski, Lisa Sudbury				
Indexes:					
Code sections:					
Attachments:	1. Maps and Supporting Information, 2. Exhibit A, 3. Exhibits B - E				

Date	Ver.	Action By	Action	Result
2/25/2019	1	City Council	Approved	Pass

Review and Consideration of a Detailed Site Plan for a 2,798 sq. ft. Restaurant with Drive-thru on 0.79 Acres Located at 3151 E. Broad St.; Everett Fields of PM Design Group on behalf of Will Tolliver of Leon Capital Group (DS#19-001)

To review and consider the subject Detailed Site Plan.

Staff recommends approval.

The subject property consists of approximately 0.79 acres located at 3151 E. Broad St. on Lot 4R of the Broad Street Marketplace shopping center. Per the approved PD for the shopping center, this lot requires Detailed Site Plan review and approval. The applicant is requesting to build a 2,798 sq. ft. Raising Cane's restaurant with drive-thru. This is one of two eating places with drive-thru service allowed by the PD.

Site Plan

Access to the lot will be provided by three access points: one off the main entrance drive into the shopping center, one off the main east-west drive serving the outlots, and one connection to the developed outlot to the east. The restaurant will be served by 28 parking stalls, which meets the parking requirement of 1 parking stall per every 100 sq. ft. for eating places with drive-thru established by the PD; one of the parking spaces will be compact and two of the parking spaces will be handicap-accessible. Most of the parking stalls will be on the south and east sides of the building, convenient to the public entrances on the south and east elevations. The south side of the building will be flanked by an outdoor patio seating area and a sidewalk will run much of the length of the east side of the building to serve patrons. There will also be a sidewalk on the north side of the building to serve maintenance and employee entrances. The drive-thru will wrap around the east, north, and

west sides of the building and meets all of the Zoning Ordinance requirements as it relates to vehicle stacking, drive dimensions, providing for an escape lane, etc. The parallel through lane/escape lane and the drive-thru lane will merge into one lane after the drive-thru window in order to meet vehicle turning radius requirements.

Elevations

The elevations of the building primarily include two types of brick, accented by two shades of stucco, accented by metal detailing. All elevations include building façade recesses and projections and variations in wall height; windows are located on the south, west, and east elevations and decorative murals are located on the east and west elevations. A trash enclosure that will be compliant with the architectural and screening requirements of the Zoning Ordinance will be provided northeast of the restaurant building.

Landscape Plan

The Landscape Plan shows that the south and west sides of the property will be buffered by both trees and shrubs and the east side of the property will be buffered by trees. The perimeter of the building will also include foundation plantings, the trash enclosure will be screened by shrubs, and trees will also be planted in the island separating a portion of the drive thru lane from the main drive aisle.

Sign Plan

Signage for outlots in this PD follows the standards for C-2 zoned properties as outlined in the Zoning Ordinance. This property will include a monument sign as shown on page 5 of the Sign Plan. In addition, the property will include one wall sign on the south elevation (facing Broad Street). The Sign Plan also shows cove lighting along the top of the building, interior window signs, and drive-thru preview and menu boards, all of which are allowed without a permit.

Staff recommends approval.

Lisa Sudbury, AICP
Interim Director of Planning
817-276-4227