



Legislation Text

File #: 18-2686, **Version:** 1

Review and Consideration of a Detailed Site Plan for a 3,477 sq. ft. restaurant with drive-thru on 0.86 acres located at 3131 E. Broad Street; Michael Martin, Bannister Engineering, LLC on behalf of Marc Semmelmann of CV Mansfield, LLC (DS#18-002)

To review and consider the subject Detailed Site Plan

Staff recommends approval

The subject property consists of approximately 0.86 acres located at 3131 E. Broad St. on Lot 3 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 3,477 sq. ft. Costa Vida restaurant with drive-thru. This is one of two eating places with drive-thru service allowed by the PD.

Access to the lot will be provided by three access points, two off the main entrance drive into the shopping center (one of which will be restricted to right-in/right-out by a median), and one off the main east-west drive serving the outlots; this access point will be constructed on Lot 2 and will serve both Lots 2 and 3. The restaurant will be served by 35 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. The parking stalls will be primarily 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 the length of the east side of the building to serve patrons as well as provide employee access to the trash enclosure. The drive-thru will wrap around the 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 elevations of the building primarily include two types of stone veneer, accented by areas of fiber cement board, wood trellis canopies with fascia board, and continuous metal cap flashing along the top of the elevations. All elevations include variations in wall height and the south, east, and west elevations include abundant windows. 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.

The Landscape Plan shows that the west, south, and east sides of the parking lot will be screened by both trees and shrubs, with additional trees and shrubs provided in the parking lot peninsulas, a mixture of landscaping in the open area north of the building, and shrubs around the patio area.

A shopping center sign was previously approved in the PD at the southeast corner of the property. In addition, this lot is entitled to its own monument sign, which will be located in the southwest corner of the property; it will comply with standards for C-2 zoned properties as outlined in the Zoning Ordinance.

It should be noted that, as part of the approved PD, this lot was granted a variance from Section 7800.21.d of the Zoning Ordinance to allow the sale of alcoholic beverages within 300 feet of a public school. The initial tenant, Costa Vida, and any subsequent tenant, will require City Council approval if the tenant requires the sale of alcohol as part of their occupancy.

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