

Legislation Details (With Text)

File #: 2020-3845 Name: Type: Public Hearing - Sworn Status: Agenda Ready File created: 12/3/2020 In control: City Council - Regular Session On agenda: 1/12/2021 Final action: Title: Public Hearing: Application #PL2020-280 - Preliminary Development Plan - Streets of West Pryor, Lots 1 and 2, 2051 and 2061 NW Lowenstein Dr; Street of West Pryor, LLC, applicant. (NOTE: This item was continued from January 5, 2021 per staff's request.) Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. City Council Memo from staff, 2. Revised Preliminary Development Plan, dated 12/31/20, 3. Planning Commission Minutes, 4. Staff Letter, 5. Traffic Impact Analysis, 6. Traffic Memo, 7. Preliminary Development Plan, 8. Substantial Changes-UDO reference, 9. Shake Shack Elevations, 10. Shake Shack Material Board, 11. Red Door Grill Elevations, 12. Modification Request, 13. Location Map

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows include dates 1/12/2021, 1/5/2021, and 12/10/2020 with corresponding actions like 'City Council - Regular Session', 'continued', and 'recommended for approval'.

Public Hearing: Application #PL2020-280 - Preliminary Development Plan - Streets of West Pryor, Lots 1 and 2, 2051 and 2061 NW Lowenstein Dr; Street of West Pryor, LLC, applicant. (NOTE: This item was continued from January 5, 2021 per staff's request.)

Issue/Request:

The applicant proposes a 2-lot commercial development consisting of a sit-down restaurant and a drive-thru restaurant located 2061 and 2051 NW Lowenstein Dr., respectively. The total square footage for the sit-down restaurant is approximately 5,549 sq. ft. and the drive-thru restaurant is approximately 3,200 sq. ft. in size.

A preliminary development plan for the subject two (2) lots was approved in 2019 as part of the overall Streets of West Pryor development and consisted of two sit-down restaurants, each approximately 6,500 sq. ft. in size. The applicant has since identified a need to adjust the size and type of use for the lot(s) to allow for smaller buildings and for a drive-thru restaurant.

The Unified Development Ordinance (UDO) does not authorize staff to administratively approve substantial changes to previously approved preliminary development plans. The change from a 6,500 square foot sit-down restaurant to a 3,200 sq. ft. drive-thru restaurant reaches the threshold of a substantial change from the previously approved preliminary development plan. The proposed layout and architectural appearance of the building on Lot 1 is generally unchanged from the previously approved preliminary development plan. However, the proposed drive-thru restaurant on Lot 2 is a different concept from what was previously approved, featuring a smaller building footprint, a drive-thru, and the use of an exterior metal material.

Josh Johnson, Asst. Director of Plan Services  
David Olson, Applicant

Proposed City Council Motion:

I move to approve Appl. #PL2020-280 - PRELIMINARY DEVELOPMENT PLAN - Streets of West Pryor, Lots 1 and 2, 2051 and 2061 NW Lowenstein Dr; Street of West Pryor, LLC, applicant

Recommendation: Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the 20' parking lot setback requirement from the right-of-way, to allow a 4' setback along the north and south sides of NW Lowenstein Dr.

Planning Commission Recommendation: A motion was made by Board Member Trafton, seconded by Board Member Loveless, that Appl. #PL2020-280 - PRELIMINARY DEVELOPMENT PLAN - Streets of West Pryor, Lots 1 and 2, 2051 and 2061 NW Lowenstein Dr; Street of West Pryor, LLC, applicant, be recommended for approval to the City Council - Regular session, due back on 01/05/2021. The motion carried unanimously with one board member being absent.