

## Legislation Text

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**File #:** 2017-1516, **Version:** 1

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**Appl. #PL2017-164 - PRELIMINARY DEVELOPMENT PLAN - 740 NW Blue Pkwy Restaurant Sites, 740 NW Blue Pkwy; Drake Development, LLC, applicant**

Issue/Request:

*At the Planning Commission meeting held on September 26, 2017 the applicant asked for three modifications to be granted. Staff supported all three modifications requests, listed as recommendation items 1, 2, and 3. The Planning Commission voted unanimously by voice vote to recommend approval of the applicant's preliminary development plan application subject to staff's letter dated September 22, 2017, recommendation items 1, 3 and deleting item 2.*

*By deleting the modification request listed as item 2, the Planning Commission recommends to not allow the impervious coverage to exceed 80%*

*Item 2 was Staff's recommendation that a modification be granted to the maximum impervious coverage of 80%, to allow 85% impervious coverage on the proposed development site. However, the requirement for impervious coverage not to exceed 80% was erroneously cited as a current UDO requirement. The impervious coverage regulation was removed from Article 7 of the UDO as part of a previous amendment, with the intent to move the regulation to Article 5 as part of a UDO reorganization under a future amendment. In the interim Staff continues to use 80% impervious coverage as a recommended guideline.*

*Staff supports the proposed increase in impervious coverage at this site. The increased impervious coverage is related to the additional parking stalls the applicant has deemed necessary to handle the projected demand for parking at this location. The proposed impervious coverage for Lot 1 and Lot 2 is 83.1% and 82.2%, respectively. The additional stormwater runoff will be adequately controlled by the downstream regional detention basin.*

*Should the City Council support the applicant's proposal to exceed 80% impervious coverage, staff suggests changing recommendation item 2 to read, "a maximum 85% impervious coverage shall be allowed on the proposed development site."*

This preliminary development plan application is for the proposed Texas Roadhouse restaurant and additional restaurant pad site. The proposed redevelopment of the property would include the demolition of the existing facilities and the construction of a new 7,420 sq. ft. building for Texas Roadhouse and a future 8,500 sq. ft. restaurant. The materials to be used for the proposed building include stone wainscot, brick veneer, cedar siding and accent lighting. Development of the second pad site will require a preliminary development plan by separate application as no materials or building elevations are currently proposed.

The applicant requests modifications to the parking setback requirements, modifications to the maximum impervious coverage requirements and modifications to the approved alternate materials. Staff supports the requested modifications.

- 1 Lot 1 - 7,420 square foot building
- 2 Lot 2 - 8,500 square foot building
- 3 85% proposed overall impervious coverage - 80% maximum allowed impervious coverage
- 4 Lot 1 - 0.11 proposed overall FAR - 0.55 maximum allowed FAR
- 5 Lot 2 - 0.10 proposed overall FAR - 0.55 maximum allowed FAR

6 220 parking spaces required - 274 parking spaces provided

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the design of the required 20' parking setback from a public right-of-way, to allow a 6' setback from the public right-of-way along the west property line.
2. A modification shall be granted to the maximum impervious coverage of 80%, to allow 85% impervious coverage on the proposed development site. **(Deleted by the Planning Commission)**
3. A modification shall be granted to allow the use of cedar siding as an accent material as shown on the building elevations date stamped September 5, 2017.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Funk and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL** of **Appl. # PL2017-164 - PRELIMINARY DEVELOPMENT PLAN - 740 NW Blue Pkwy Restaurant Sites, 740 NW Blue Pkwy; Drake Development, LLC, applicant, subject to staff's letter dated September 22, 2017, recommendation items 1, 3 and deleting item 2.**