

## Legislation Details (With Text)

**File #:** 2019-3075 **Name:**

**Type:** Public Hearing - Sworn **Status:** Presented

**File created:** 10/1/2019 **In control:** City Council - Regular Session

**On agenda:** 11/5/2019 **Final action:** 11/5/2019

**Title:** Public Hearing: Application #PL2019-233 - Preliminary Development Plan - Wendy's, 711 SE M-291 Hwy; NPC International, Inc., applicant

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Minutes, 2. Staff Report, 3. TIA, 4. Preliminary Development Plan, 5. Location Map

Date	Ver.	Action By	Action	Result
10/10/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-233 - Preliminary Development Plan - Wendy's, 711 SE M-291 Hwy; NPC International, Inc., applicant

### Issue/Request:

The applicant seeks approval of a preliminary development plan for Wendy's. The proposed project calls for the demolition of the existing 6,445 sq. ft. sit-down restaurant building and construction of a 2,504 sq. ft. drive-through restaurant Lot 5A of Polk Addition. The proposed exterior building materials consist of fiber cement panels, aluminum composite metal (ACM) panels and glass.

### Proposed Planning Commission Motion:

I move to recommend APPROVAL of Appl. #PL2019-233 - PRELIMINARY DEVELOPMENT PLAN - Wendy's, 711 SE M-291 Hwy; NPC International, Inc., applicant.

Josh Johnson, AICP, Assistant Director of Plan Services  
Tiffany Lehman, PE, Neikirk Engineering, LLC

**Recommendation:** With the conditions of approval contained in the staff report, the application meets the requirements of the UDO and Design & Construction Manual.

**Committee Recommendation:** On a motion by Vice Chair Funk, seconded by Mr. Sims, the Planning Commission unanimously voted on October 10, 2019, to recommend APPROVAL of Appl. #PL2019-233 - PRELIMINARY DEVELOPMENT PLAN - Wendy's, 711 SE M-291 Hwy; NPC International, Inc., applicant, subject to the conditions of approval contained in the staff report.