

Legislation Text

File #: 2021-4271, **Version:** 1

Public Hearing: Application #PL2021-181 - Preliminary Development Plan - Chipotle, 1103 SW Oldham Parkway; RED Architecture + Planning, applicant.

The proposed commercial preliminary development plan is for the construction of a single-story building that will house a quick service Chipotle restaurant. In 1985, a Pizza Hut restaurant was constructed on the site.

Jeff Skidmore, Applicant
Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation: The application meets the requirements of the UDO and the Design & Construction Manual (DCM).

1. A modification shall be granted to the requirement limiting the use of metal to an incidental role, to allow metal as a primary exterior building material as depicted on the elevations dated June 21, 2021.
2. A modification shall be granted to the requirement for a 8'-10' masonry wall around the outdoor patio area, to allow no wall, but with landscaping as depicted on the landscape plan dated June 21, 2021.
3. An Alternate Parking Plan allowing a total of 25 parking spaces to serve the proposed restaurant shall be approved as part of the preliminary development plan.
4. Development shall be in accordance with the preliminary development plan consisting of 6 pages:
 - Cover Sheet and general notes, June 21, 2021
 - Site Plan, dated June 21, 2021
 - Site Grading, dated June 21, 2021
 - Miscellaneous Detail, dated June 21, 2021
 - Landscape Plan, dated June 21, 2021-2 pages
 - Architectural Elevations, dated June 21, 2021-6 pages
5. A solid 6'-tall wood fence shall be extended along the driveway to the rear exit of the property to serve as a screen for the abutting residential property. ***(Added by the Planning Commission with the applicant's consent.)***

Committee Recommendation: On a motion by Ms. Rader, seconded by Vice Chair Arth, the Planning Commission unanimously voted on July 22, 2021, to recommend approval of Application #PL2021-181 - Preliminary Development Plan - Chipotle, 1103 SW Oldham Parkway; RED Architecture + Planning, applicant, with an added condition of approval to extend a wood fence along the driveway to the rear exit

of the property.