

## Legislation Text

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**File #:** 2022-5115, **Version:** 1

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Public Hearing: Application #PL2022-241 - Preliminary Development Plan - Lot 12 Streets of West Pryor, 1010 NW Pryor Road; Streets of West Pryor, LLC, applicant.

Issue/Request:

The applicant proposes a 7,000 sq. ft. multi-tenant building for two sit-down restaurants on Lot 12 of Streets of West Pryor. The preliminary development plan approved in 2019 for the Streets of West Pryor development identified this area as the location for a multi-tenant, sit-down restaurant totaling 12,300 sq. ft. The proposed use and building square footage are consistent with the previously approved plan, but the architecture for the proposed building substantially deviates from the typical architectural aesthetic approved as part of the 2019 plan, thus requiring new preliminary development plan approval. Also included in this application is consideration of a sign package for the multi-tenant building.

Dave Olson, Applicant Representative  
Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. Development shall be in accordance with the preliminary development plan dated July 11, 2022, and the building elevations dated July 14, 2022.
2. Five (5) wall signs and four (4) wall signs shall be approved for the northern tenant space (The Crack Shack) and southern tenant space (Via 313 Pizzeria), respectively, in accordance with the Sign Package dated August 10, 2022, except that painted wall signs (a prohibited sign type under the UDO) shall not be allowed. All signage shall comply with the allowable sign types listed under Article 9 (Signs) of the UDO.

Committee Recommendation: On a motion by Mr. Trafton, seconded by Ms. Jana-Ford, the Planning Commission unanimously voted on August 25, 2022, to recommend approval of **Appl. #PL2022-241 - PRELIMINARY DEVELOPMENT PLAN** - Lot 12 Streets of West Pryor, 1010 NW Pryor Rd; Streets of West Pryor, LLC, applicant.