



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 3, 2021	Submitted by: A.C. Dixon
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Item Title:
Discuss and consider approval of a site plan for Dairy Queen, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Avenue.

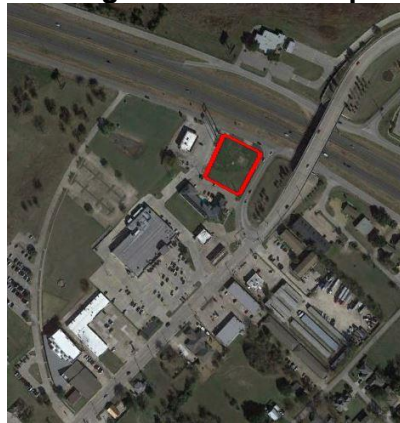
Consent Item [<input type="checkbox"/>] Public Hearing Item [<input type="checkbox"/>] Action Item [<input checked="" type="checkbox"/>]	Documentation Attached: Site Plan Building Elevation Plans Landscape Plan
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Item Summary:

Purpose:

Lay Design Build, representing the property owner, requests approval of a site plan for Dairy Queen. The purpose of the request is to establish the site design for a restaurant.

Image 1: Location Map



Current Standards:

The .85-acre property is currently vacant and undeveloped. The property is zoned within the GR, General Retail District. Restaurants are permitted by right in this zoning district. The current property that Dairy Queen is utilizing is located directly east of the property.

Site Plan:

The site plan features a single story, 3,233 square foot building. The site plan also shows an outdoor dining area. The building elevation plan shows that brick, eifs, and metal panel are the primary exterior construction materials. The building elevation plan displays proper screening for dumpsters.

The site plan displays forty (40) parking spaces for customers. The drive through on the site plan doesn't have an escape lane. An escape lane, of at least eight (8) feet in width and with negotiable geometric design, must be provided on the drive through area to allow vehicles to get out of stacking lane in the event of a stalled vehicle, emergency, accidental entry, etc.

Any signage shown will require a separate review and permit.

The landscape plan does not comply with Section 39 of the Zoning Ordinance. The site plan is

missing a landscape island. A landscape island shall be located at the terminus of all parking rows, and shall contain at least one tree.

Accessibility:

The property has direct access to the US Highway 80 frontage road and Pinson Avenue.

Future Requirements:

If approved, future development of the property will require approval of:

Preliminary Plat

Final Plat

Civil Plans (staff approved)

Building Plans (staff approved)

Recommendation:

Staff recommends denial of this request. The proposed bicycle racks are too close to the building and the site plan is missing a landscape island. In addition, the drive through on the site plan doesn't have an escape lane. An escape lane, of at least eight (8) feet in width and with negotiable geometric design, must be provided on the drive through area to allow vehicles to get out of stacking lane in the event of a stalled vehicle, emergency, accidental entry, etc. These review comments were previously provided to the applicant.