



## City Council Agenda Item Summary Report

Meeting Date: July 20, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for Dairy Queen, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Road.			
Attachments: Site Plan Building Elevation Plans Landscape Plan			

**Item Summary:**

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 new Dairy Queen restaurant.

**Image 1: Location Map**



**Current Standards:**

The 0.85-acre property is currently vacant and undeveloped. The property is zoned within the General Retail district. A restaurant use is permitted by right in this zoning district. The existing Dairy Queen restaurant is located directly west of the property.

**Site Plan:**

The site plan features a single-story 3,233 square foot building with 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 thirty-nine (39) parking spaces for customers. The drive-thru on the site plan has an escape lane eight (8) feet in width, which will allow vehicles to get out of stacking lane in the event of a stalled vehicle, emergency situation, or similar event.

Any signage shown will require a separate review and permit. The landscape plan complies with Section 39 of the Zoning Ordinance.

**Accessibility:**

The property has direct access to the U.S. Highway 80 frontage road.

**Recommendation:**

On July 1, 2021, the Planning and Zoning Commission voted 5-0 to recommend approval.