

## 5. 2014SP-038-001

### LOT 3 THE SHOPPES AT RIDGEVIEW

Map 163, Parcel(s) 420

Council District 32 (Jacobia Dowell)

Staff Reviewer: Melissa Sajid

A request to rezone from SP-A to SP-C zoning for property located at Bell Road (unnumbered), approximately 200 feet south of Eagle View Boulevard, (0.9 acres), to permit a restaurant, requested by Dale & Associates, applicant; PNB Holding Co., 2, Inc., owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Preliminary SP to a full-service restaurant.**

#### Preliminary SP

A request to rezone from Specific Plan-Auto (SP-A) to Specific Plan-Commercial (SP-C) zoning for property located at Bell Road (unnumbered), approximately 200 feet south of Eagle View Boulevard, (0.9 acres), to permit a restaurant.

### Existing Zoning

Specific Plan-Auto is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes automobile uses.

### Proposed Zoning

Specific Plan-Commercial (SP-C) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes commercial uses.

### CRITICAL PLANNING GOALS

- N/A

### ANTIOCH – PRIEST LAKE COMMUNITY PLAN

Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections.

T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the Suburban Community Center policy. As proposed, the request would allow for a new full-service restaurant that is located southwest of the intersection of Bell Road and Eagle View Boulevard in an area characterized by intense mixed use.

### PLAN DETAILS

The site is located southwest of the intersection of Bell Road and Eagle View Boulevard. The subject property is currently vacant. Surrounding zoning includes MUL, AR2A and PUD, and the area includes a mixture of uses. Access to the site is from a shared access drive off of Eagle View Boulevard that already serves the Thornton's located to the east of the site.

#### Site Plan

The SP proposes a 1,875 SF full-service restaurant on the site. The subject property was previously rezoned from MUL to SP-A to permit a 3,600 SF car wash (2012SP-018-001). However, plans for the car wash never materialized, and the site is currently vacant.

The plan includes a rectangular building that is oriented perpendicular to Bell Road. The front setback will be in line with the existing Thornton's that is located adjacent to the site. Parking is located to the side of the building, and the dumpster is shown at the rear of the building screened with a knee wall and landscaping. Sidewalks are proposed interior to the site and include connections to the adjacent gas station as well as to the existing sidewalk network along Bell Road. Primary access to the site is from an existing private drive off Eagle View Boulevard; no new curb cuts are proposed on Bell Road. Signage will follow the requirements of the MUL district, which prohibits LED and digital display signs with the exception of time/temperature/date signs.

**ANALYSIS**

Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**TRAFFIC & PARKING RECOMMENDATION**

No exception taken

**WATER SERVICES RECOMMENDATION**

Approve

**PUBLIC WORKS RECOMMENDATION**

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate sidewalk construction along the proposed private drive extension.

Maximum Uses in Existing Zoning District: **SP-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Car Wash (948)	0.9	-	3,600 SF	NA	NA	42

Maximum Uses in Proposed Zoning District: **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (sit-down) (932)	0.9	-	1,875 SF	238	22	21

Traffic changes between maximum: **SP-A** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 1,725 SF	NA	NA	-21

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to a full-service restaurant.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.
3. Signage shall meet the requirements of the MUL zoning district.
4. Sidewalks shall be extended the full length of the private drive.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions (6-0), Consent Agenda

**Resolution No. RS2014-153**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-038-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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  2. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.**
  3. **Signage shall meet the requirements of the MUL zoning district.**
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