



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 11/27/2024
Re: Site Plan Review- 1800 Crooks

This site plan is for the redevelopment of the existing site. Currently the old family video building is located at this property. A new development is proposed to raze the existing building and construct a new building with the end user being Taco Bell.

Site Plan Review:

Site/Architectural: [17.32 \(10\)](#) Supplementary District Regulations & applicable zoning

The Building has a foot print of approximately 2,240 square feet and will be located on the northern portion of the property. The building layout and design is similar to other recently built Taco Bells. The property is laid out to accommodate 7 vehicles in the que line with the parking lot area able to handle addition vehicles to prevent the drive thru line from extending into a road.

Landscape: [17.52 Landscaping Requirements](#)

Landscaping Requirements are being met overall on site. Due to a utility easement along Crooks it is not reasonable to plant any additional trees along Crooks. The remaining portions of the property are compliant with the Landscaping Regulations.

Lighting:

The max Foot Candle at the property line being 0.4 except in the area near the dumpster enclosure which is connected to an entry point to the property to the north. No lighting is directly focused outside of the property.

Stormwater: [22 Stormwater Management](#)

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Ingress/Egress:

The property has a driveway on 18th street, Lehrer Ln and Crooks Ave (Hwy 55). A que line of 7 vehicles is set up with additional vehicles able to line up in the parking lot as well. A formal ingress egress easement has been requested by staff on the access point on Lehrer Ln to ensure there are no future issues and account for the Dumpster enclosure doors swinging into this area and needing some paving improvements into this area.

Public Safety:

The site plan has been shared with Police and Fire with not concerns presented from either department.

Façade: [17.53 Façade Standards](#)

The Façade as proposed would match with the surrounding properties and use a cement fiber board type material which has been allowed previously by the Plan Commission to meet the requirements of the Façade Standards.

Staff Recommendation:

Approve the site plan for the development with below Conditions:

- Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department
- Prior to issuance of building permits an ingress egress easement must be shown for the access on Lehrer Ln to address the pavement upgrades, access and dumpster enclosure doors swinging over the property line.

