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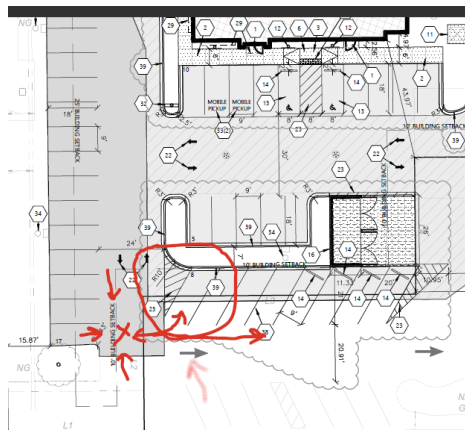
PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 5/16/2025
Re: Site Plan Review- 1800 Crooks

On December 5th, 2024 the Plan Commission approved a site plan for the redevelopment of 1800 Crooks. The site plan was for the demolition of the old Family video building and then building a Taco Bell on the property. After some discussions with the adjacent commercial property the Taco Bell developers have agreed to make some minor changes to the site plan to help both entities. The new updates are attached to the memo for review. The Changes that are proposed are to allow for some angle parking that currently exists to remain and a slightly different dumpster setup. These changes allow for a shared dumpster facility and help maintain the parking available onsite to prevent on street parking for uses at the adjacent property. The link below will take you to the meeting agenda when this was originally discussed to be able to view the original plans as well.

<https://meetings.municode.com/adaHtmlDocument/index?cc=KAUKAUNAWI&me=4878904af1624f019309b4028bdf5a6d&ip=True>

Staffs only comment on the updated plan is to possibly eliminate one or two of the angled parking stalls nearest to Crooks Ave to help prevent a conflict point when a car is backing out of the stall. This condition existed previously on site as well see image below for clarity:



Staff Recommendation:

To review the updated site plan and approve the updated plans with one stall of angle parking being removed to ease potential traffic conflict.

