



PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

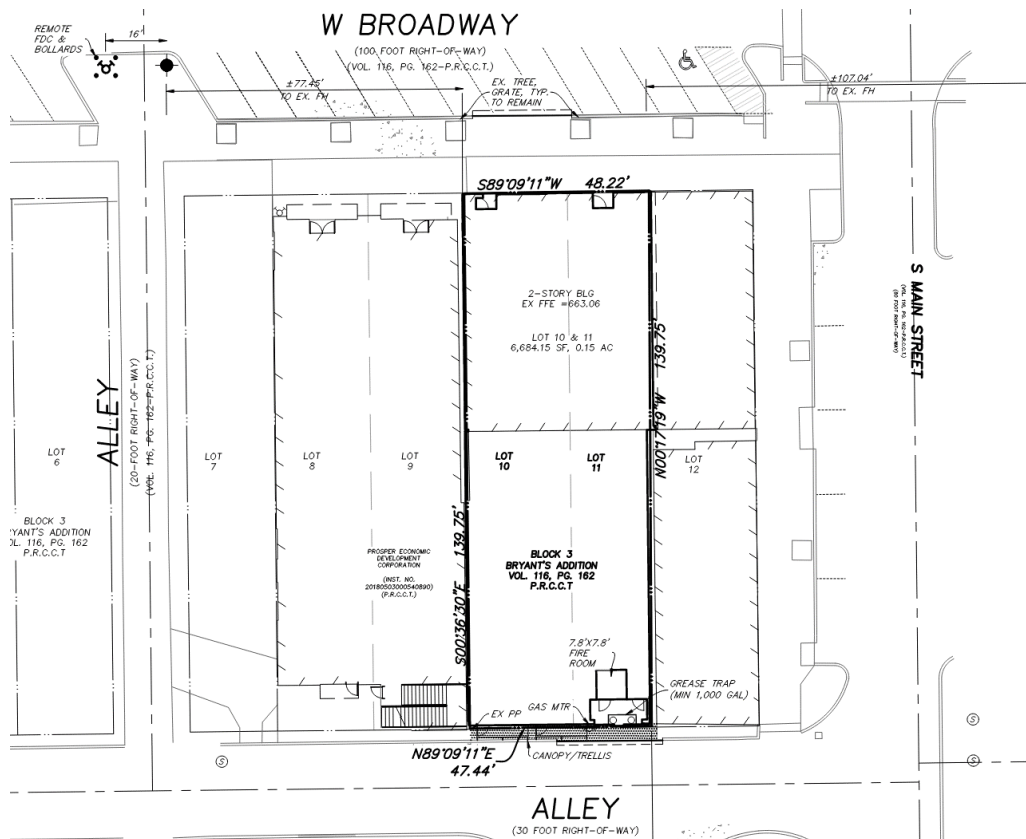
Re: Planning & Zoning Commission Meeting – July 18, 2023

Agenda Item:

Consider and act upon a Site Plan for a Restaurant, on 0.2± acres, located south of West Broadway Street and west of South Main Street. The property is zoned Downtown Retail (DTR). (DEVAPP-23-0055)

Description of Agenda Item:

The Site Plan shows a 2-story, 9,236 square foot building with 3,197 square feet of office area and 6,039 square feet of restaurant area as shown below:



Access is provided from West Broadway Street. In 2020, the Zoning Ordinance was amended allowing the Planning & Zoning Commission to approve alternative parking space requirements at the time of Site Plan. Due to the availability of surrounding public parking and limited opportunity in a downtown setting to provide off-street parking, staff is recommending approval of the Site Plan with no required on-site parking. The Site Plan (DEVAPP-23-0055) conforms to Downtown Retail (DTR) development standards.

Attached Documents:

1. Location Map
2. Site Plan
3. Letter of Intent

Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Planning & Zoning Commission approval of alternative parking.
2. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.