

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-185 for the (CC) Corporate Commercial District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-18 for the (HC) Heavy Commercial District	Undeveloped (Across Parker Road)
SOUTH	(CC) Corporate Commercial District	Medical Facility
EAST	PD-151 for the (CC) Corporate Commercial District	Multi-Tenant Building With Office, Proposed Restaurant With Drive-Through, and Vacant Suite
WEST	PD-185 for the (CC) Corporate Commercial District	Gasoline Station and Convenience Store

REQUEST: Amend PD-185 to modify conceptual plans

PROPOSED USE: Limited-service restaurant with a drive-through window

ACRES/LOTS: Approximately 0.86-Acre / 1 lot

LOCATION: Approximately 150 feet east of the southeast corner of Josey Lane and Parker Road

HISTORY: The PD was approved in 2010 for 2 lots (Lot 1 is occupied by a gasoline station/convenience store and Lot 2 is the subject property).

The PD was amended in 2021 for Lot 2 creating 2 separate lots. Lot 3 was approved for a multi-tenant building with a drive-through window and Lot 2 (the subject property) was approved for a dental office, but the dental office never developed.

The property was replatted in 2021.

COMPREHENSIVE PLAN: Office – Medium Intensity

TRANSPORTATION PLAN: Parker Road and Josey Lane are designated as (A6D) Six-Lane Divided Arterials.

OWNER: Jose Velasques / EPCM Realty, Inc.

REPRESENTED BY: Stephen Bent / Hanna Surveying & Engineering, LLC.

STAFF ANALYSIS

PROPOSAL:

This request consists of amending Planned Development District 185 (PD-185) to modify conceptual plans with revised development standards for a proposed limited-service restaurant with a drive-through window.

ZONING

1. The property is zoned PD-185 for the (CC) Corporate Commercial District.
2. Medical offices, restaurants and most general retail uses are allowed by right in the (CC) Corporate Commercial District.

ELEMENTS TO CONSIDER

1. The proposal for a limited-service restaurant provides an adequate amount of parking spaces.
2. The building offers a nice design with four-sided architecture.
3. The building does not exceed the maximum allowable height in the (CC) Corporate Commercial District.
4. The landscaping is consistent with the requirements in PD-185.
5. The drive-through window provides sufficient vehicle stacking.
6. The drive-through window shown on the plans will not require a Technical Site Plan application for the limited-service restaurant. The concept plans included herein meets the stacking requirements for the restaurant.
7. All signs shown on the conceptual elevations are for illustrative purposes only and shall require a separate sign application for review and permitting.

CONCLUSION:

Staff believes the proposal should not adversely affect existing or future surrounding uses.