



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: February 18, 2014
Subject: P2013-11: Domino's Retail Center, Planned Use – 1st Reading

List of committees that have reviewed: The Planning Commission reviewed this application at its January 28, 2014 meeting and unanimously recommended it for approval. The Community Development Committee reviewed this application at its February 10, 2014 meeting and unanimously recommended it for approval.

Background

Mark Ratterman has filed an application requesting rezoning a parcel of land at 304 East Highway 50 from B-1(P) to B-1(P), Planned Community Business District for a 3,300 square foot structure. Half of the building would be used for Domino's pizza and the other half for a retail tenant. The vacant property was formerly occupied by KFC. The subject property is 0.48-acre (20,900 square feet) in size and 25 feet of the subject property was part of a lot line adjustment to create a larger parcel for the Dairy Queen restaurant adjacent to the west.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. Staff supports the petitioner's request to design the site to meet the parking ratio of 1 space per each 2 seats plus 2 spaces for every 3 employees.
2. A variance is granted to allow a reduction from 8 stacking spaces to 3 stacking spaces for the Domino's site.
3. A variance is granted to allow a reduction in the width of the required 7 foot wide landscape planting strip along the east, south and west property lines.
4. A variance is granted to allow a reduction in the size of landscape islands from 120 square feet to 100 square feet.

5. A cross-access easement must be provided along the northeast and southeast corners of the Domino's site to the adjacent animal hospital.
6. The planned use approval is for Domino's and one retail/office use only. The pick-up window and drive-thru is authorized only for the Domino's use. Any future use that would utilize the pick-up window would need to be re-approved by the City.