

MEMO

June 12, 2021

To: Planning & Zoning Commission
From: Marlin Eckhoff, Building Official *M.E.*
Subject: Site Plan approval request for Sonic Drive Inn at 1950 W Victory Way, aka Lot 3, Walmart Filing #1, whose owner of record is Delta Land & Building ILC.

BACKGROUND / DISCUSSION

Galloway & Company have submitted a site plan to build a Sonic Drive Inn restaurant at 1950 W Victory Way. The following is an outline of the site plans compliance with the current Land Use Code:

Zoning:

It is currently zoned C-2 (Community Commercial) Fast food restaurants with drive throughs are a permitted principal use in the C-2 zone.

Parking:

Required: 14 (One space for every 200 sq. ft. of interior space and one space for every 8 seats.)
Provided: 31 spaces with 2 handicap spaces and a 3-space bicycle rack.

Landscaping:

Area required: 3,842 sq. ft. (8% of the 48,015 sq. ft. lot equals 3,842 sq. ft.)
Area provided: 17,130 sq. ft. (over 35% of the lot will be landscaped)

Trees required: 8 (2 trees for every 1,000 sq. ft. of required landscaping)
Trees provided: 19 (5 different types of trees will be provided)

Shrubs required: 12 (3 shrubs for every 1,000 sq. ft. of required landscaping)
Shrubs provided: 153 (8 different shrubs are provided)

Architectural Design:

The exterior will mainly be different colors, shades and textures of metal cladding.

Dumpster:

They are providing a dumpster enclosure in the northwest corner. It will be required to meet our land use code and Refuge Departments requirements for design and size,

Lighting:

The site will consist of 5 pole lights along with drive inn and patio lights. The photometric calculations sheet shows minimal lighting to be cast beyond the property lines.

Note: I have attached the following for your review:

1. A satellite image showing the location of the lot.
2. A site plan and conceptual packet.
3. A landscape plan

RECOMMENDATION

I would recommend to City Council to approve this site plan as presented.