



PLANNING AND ZONING COMMISSION COMMUNICATION
December 15, 2015

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-11-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.67 acres of the John H. Havens Survey, Abstract No. 685, tract 2A5 located at 2521 State Highway 121, within the Glade Parks development.

ALTERNATIVES:

- Recommend approval of the request – *simple majority*.
- Recommend approval of the request with modifications – *simple majority*.
- Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Jared Taylor, representing Lazy Dog Restaurant and Bar

Location / Zoning: 1.67 Acres located at 2501 State Highway 121. This property will be platted as Glade Parks Addition Block C, Lot 1. The property is zoned Planned Development Zoning District (PD).

Project Description: Lazy Dog Restaurant and Bar intends to develop a 8,060 SF restaurant with a 1,376 SF patio at the above described location. The restaurant is a full-service restaurant.

Access – The site within Glade Parks is on the south side of Chisholm Trail, the primary entrance which will lead to the Lifestyle Center and the Movie Theater locations. As a prime location in visibility, the proposed destination-oriented restaurant is appropriately situated. The access to the site will come from Rio Grande Boulevard and have cross access with the future development to the south.

Parking – The site contains 102 parking spaces. This exceeds the number of parking spaces required for the site.

Landscaping – Landscaping will be placed throughout the site as the location’s visibility comes from the SH 121 frontage, the Chisholm Trail entrance and from Rio Grande Boulevard. The site proposes native trees, foundation plantings and enhancements to ensure an appropriate environment for the restaurant.

Exterior – The building will be a uniquely branded restaurant. Architecturally, the building utilizes stacked natural stone, stucco and a wood veneer to provide a ski-resort style feel. A tower element at the primary entrance announces the building. The outdoor patio will be utilizing separate entrances from the primary restaurant to allow the ability to bring pet dogs to the location if approved for an allowed variance by the City of Eules.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Application
- Site Plan / Landscape Plan
- Elevations
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner