



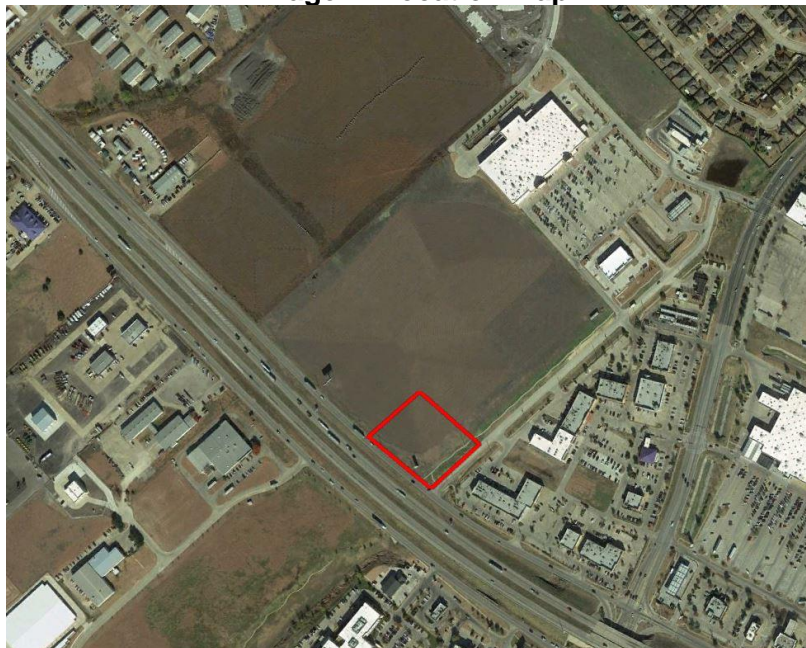
City Council Agenda Item Summary Report

Meeting Date: March 19, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for Panera Bakery Cafe, located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.			
Attachments: Site Plan Building Elevation Plans Landscape Plan			

Item Summary:

Cole & Associates, representing the property owner, requests approval of a site plan for Panera Bakery Cafe. The purpose of the request is to establish the site design for a restaurant.

Image 1: Location Map



Current Standards:

The 1.29-acre property is currently vacant and undeveloped. The property is zoned within the Forney Marketplace Planned Development (Ordinance No. 11-15), approved by City Council on July 19, 2011. The planned development standards provide a schedule of uses identifying the specific uses permitted in this Planned Development. Restaurants are permitted in this Planned Development. Multi-tenant retail centers are located southeast of the property. These existing retail centers are located within the Mustang Crossing Planned Development.

Site Plan:

The site plan features a single story, 4,430 square foot building. The site plan also shows an outdoor dining area. The building elevation plan shows that brick is the primary exterior construction material. Per

City of Forney Zoning Ordinance 42.2 (C) (1), 90% masonry construction is required. The building elevation plan meets this requirement. The building elevation plan displays proper screening for dumpsters.

The site plan displays fifty-one (51) parking spaces for customers. According to Section 38.3.K.3 of the City of Forney Comprehensive Zoning Ordinance, for a drive-through restaurant, a minimum of five (5) spaces shall be provided for the first vehicle stop and two (2) spaces shall be provided for each additional vehicle stop. The site plan displays one (1) drive-through lanes with thirteen (13) stacking spaces. The applicant is proposing to add the 5' sidewalk along the East Highway 80 frontage road.

Any signage shown will require a separate review and permit.

The landscape plan complies with Section 39 of the Zoning Ordinance. Trees are provided along the street frontage and plantings are provided to screen automobile headlights from adjacent roads.

This request follows City of Forney Comprehensive Plan, Goal 9, "Encourage sustainable economic growth for Forney where local residents can work, shop and live in the community".

Accessibility:

The property will have shared access to the Marketplace Boulevard.

Future Requirements:

If the preliminary plat and site plan are approved, development of the property will require approval of:

1. Final Plat
2. Civil Plans (staff approved)
3. Building Plans (staff approved)

Recommendation:

The Planning and Zoning Commission considered the request on March 7, 2019. The Commission voted unanimously to recommend approval.