
Requested Council Meeting Date: October 3, 2016

Item: SITE PLAN REVIEW SOUTHEAST CORNER 15TH & RANGE LINE
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Copy of Site Plans
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 9/12/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “7 in favor, 0 absent”

SUMMARY/REQUEST:

Case 034-16: Southeast Corner of 15th Street and Range Line Road – A request to review a Site Plan for the construction of a restaurant – Woodsonia Real Estate.

STAFF SUMMARY:

Buffalo Wild Wings will be moving from their current location near Fourth Street and Range Line Road to a free-standing location near 16th and Rangeline. The new restaurant will have a maximum seating capacity of 242, with up to 50 new employees. The structure is approximately 5,445 square feet with 111 additional parking spaces. The building will sit directly behind Panda Express with additional parking behind Kum and Go.

This property requires a site plan review and approval because of its “PD” zoning designation.

Staff recommends approval of Case 034-16.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Jeff Elliott, Woodsonia Real Estate, requested the site plan review for Buffalo Wild Wings. Mr. Wayne Stephenson with Anderson Engineering was also present.

Mr. Elliott has modified the site plan slightly. Woodsonia Real Estate is purchasing approximately 0.9 acres. A parking lot is planned along the south side of 15th Street east of Range Line Road. The existing Buffalo Wild Wings will be relocated, with a free-standing building to be constructed. The building will contain 5,445 square feet, with an outside patio adding another 200 square feet. There will be 117 parking spaces, with the restaurant having 242 seats total, including the patio. This will be Buffalo Wild Wings’ newest prototype restaurant.

Mr. Duncan asked about the revision from the site plan the commissioners initially received, and Mr. Elliott thought the building was shifted slightly to the north. The old site plan contained a

larger parking field on the north side. The parking on the north lot is in a north-south direction for people to walk more straight and directly down into the restaurant.

Mr. Smith asked if the entrance faces Range Line Road, and Mr. Elliott replied that is correct.

Mr. Cortez asked if the City staff has conducted any traffic studies to determine the traffic count on the roadway between Panda Express and Kum & Go and asked if there will be any issues with patrons crossing that roadway. Mr. Bolander stated this is a platted subdivision that formerly contained a theater. The squares and boxes shown on the map are actually lots. Part of the agreement with that subdivision is that everyone has access from those easements. This is not a public roadway but is a private drive, with all those lots using that private drive.

Mr. Bolander stated the staff has not conducted a study but is discussing acquisition of the easement known as 15th Street in that subdivision and making it a public right-of-way to control some of that access and the traffic flow. Studies will be conducted at the intersection of 15th Street and Range Line Road.

PUBLIC COMMENT:

None.