

MEMO

July 23, 2019

To: City Council
From: Marlin Eckhoff, Building Official
Subject: Los Jilbertos site plan for 905 W Victory Way

BACKGROUND / DISCUSSION

Jose Alvarez, dba Los Jilbertos restaurant, is proposing to add an approximate 500 sq. ft. addition to the existing restaurant located at 905 W Victory Way. This addition will be over 20% of the existing building size, therefore it requires site plan approval.

PLANNING & ZONING

The Planning and Zoning Commission held a regular scheduled meeting on July 15, 2019, to consider the request. There were three Commissioners at the meeting, they voted 3 to 0 to recommend to approve the site plan as presented. I also received emails from the two absent Commissioners stating the same.

Do to the rather small size of the project, I did not require the applicant to have an architect draw the building with elevations, colors, etc. We will get structural plans prior to issuing a building permit, and the addition will match the existing building in relation to colors and materials. They will essentially be enclosing a portion along the east side where the raised sidewalk is, and be adding on 14 ft. to the front of the building on the south side.

They are in the process of purchasing 20' x 200' from Craig Ford which will move their east property line 20' toward the east. Even though this is not finalized yet, I included this square footage into the landscaping requirements. This will require an administrative replat when the time comes.

The following is an outline of the Land Use Code requirements:

Total lot size after deducting the building footprint = 14,500 sq. ft.
C-2 Zone landscape requirement 8%: $\frac{x}{1,160}$ 8%
Total landscaped area required: 1,160 sq. ft.

	<u>Required</u>	<u>Proposed</u>
Area:	1,160 sq. ft.	1,160 sq. ft.
Trees (min. 2 different types):	3	3
Shrubs:	4	4
Parking (1 space per 200 sq. ft of building):	6	9

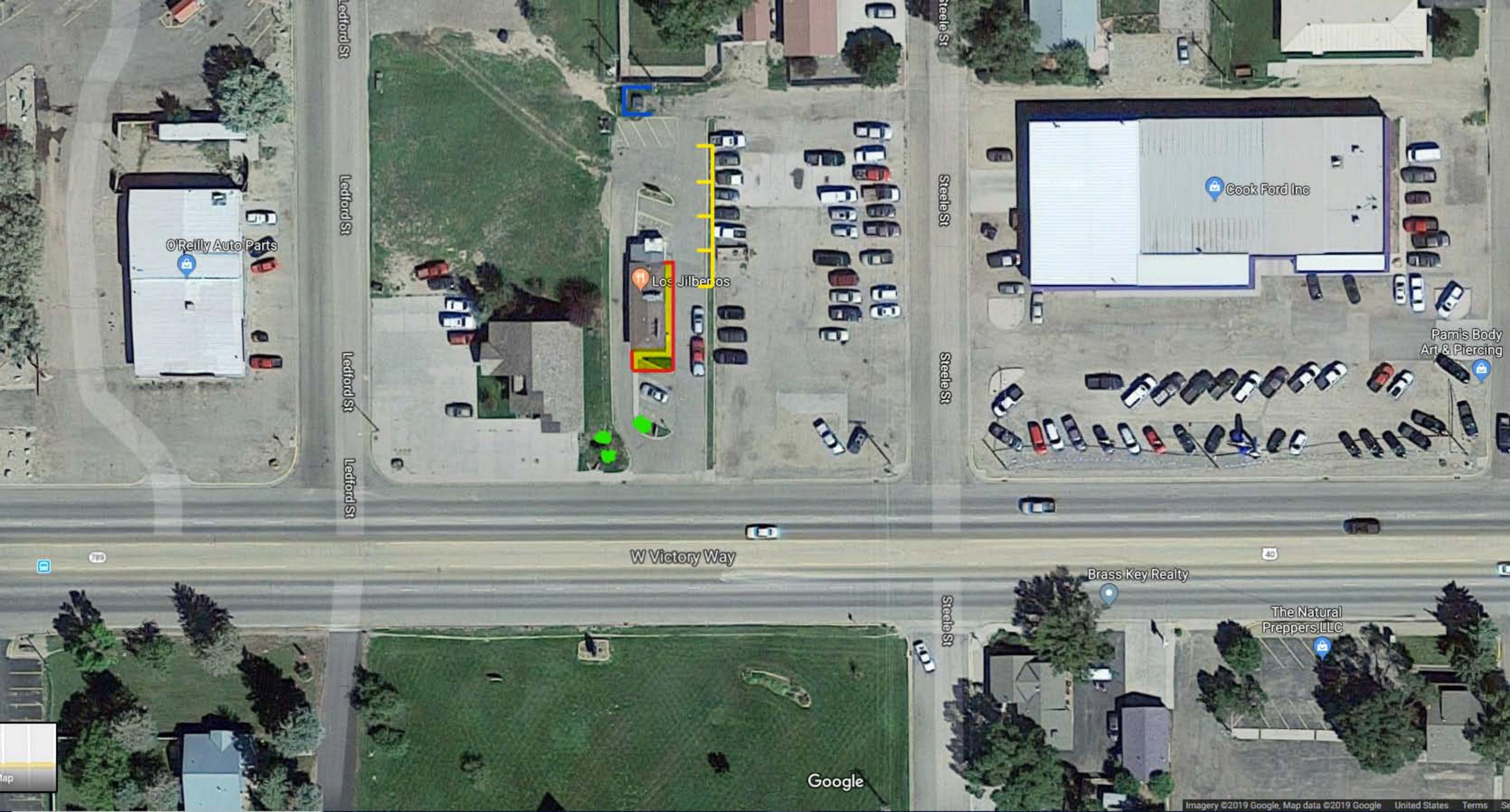
They will be enclosing the dumpster area to screen it from view.

I have attached a basic site plan showing the following:

1. Proposed addition highlighted in red and yellow.
Note: The proposed addition will meet all setback and height requirements.
2. Proposed trees highlighted in green, shrubs will be located around the same area.
3. They have already removed a portion of the double curb and made an area for additional parking shown in yellow along the east side. They plan on using a portion of the property they are purchasing from Craig Ford for parking in the future.
4. The proposed dumpster enclosure highlighted in blue along the north property line.

RECOMMENDATION

I would recommend that you approve this site plan as presented.



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Los Jilbaros

Cook Ford Inc

Pam's Body Art & Piercing

Brass Key Realty

The Natural Preppers, LLC

W Victory Way

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