



Legislation Text

File #: 20-0061, **Version:** 1

SP 2019-09, Cheddars Scratch Kitchen, generally located on the *southeast* corner of Pines Boulevard and Dykes Road (160 Avenue), site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Linda Nunn, agent for tenant Cheddars Scratch Kitchen, requests site plan consideration to update a previously approved commercial shopping center site plan to allow for the development of a new restaurant perimeter building (Perimeter Building 3) on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development.

The Planning and Zoning Board at its December 12, 2019 meeting voted to approve the Cheddars Scratch Kitchen site plan. City staff was made aware, post board approval, of a noticing error on the project. The proposed Cheddars notice identified the project location as the southwest corner of Pines Boulevard and Dykes Road instead of the proper southeast corner of the intersection. Staff notes that no formal objections to the actual site plan have been received by our office.

The item has been re-noticed with the correct location. Staff is therefore requesting the Board reiterate their approval of the plan for procedural purposes.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.