



## Legislation Text

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**File #:** 24-0125, **Version:** 1

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**MSC2024-0003, Westfork Plaza**, 15801 - 15999 Pines Boulevard, creation of master outdoor dining plan, miscellaneous request. (Julia) (District 3)

**SUMMARY EXPLANATION AND BACKGROUND:**  
**PROJECT DESCRIPTION / BACKGROUND:**

Markian Pawluk, agent, seeks miscellaneous plan approval for the creation of a master outdoor dining plan for Westfork Plaza shopping center. Westfork Plaza is generally located north of Pines Boulevard and east of Dykes Road. Westfork Plaza was originally approved in the mid-90s and then significantly modified in 2015.

Site Plan 2015-07 was approved by the Planning and Zoning Board and included the addition of five (5) Buildings (A, B, C, C-1 and D), updated traffic circulation, parking, and landscaping. At the May 12, 2016, Planning and Zoning Board meeting buildings C and C-1 were removed and replaced with a single tenant, Building C, which resulted in the addition of four (4) instead of five (5) buildings.

As part of the request, the applicant proposes a total of 7,572 square feet of outdoor dining in nine locations throughout the center as indicated in red on the attached plan. Location #5 on the plan was previously approved and is a total of 1,522 square feet. In addition to the existing location, 6,050 square feet of outdoor dining is being proposed. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements.

The proposed outdoor dining plan applies only to the indicated locations in Westfork Shopping Center Patio and Use Plan. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations.

**PARKING:**

Zoning Variance (ZV 2022-01) was approved on April 14, 2022, allowing 1,556 parking spaces instead of the provided 1,281 parking spaces on site. The current number of parking spaces required based on use within the center (including proposed outdoor dining) is 1,400.

No other site modifications are being proposed at this time.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.