

Docket #14

CD-CPC-2023-00131

Rezoning from MPD to MPD (Major Amendment)

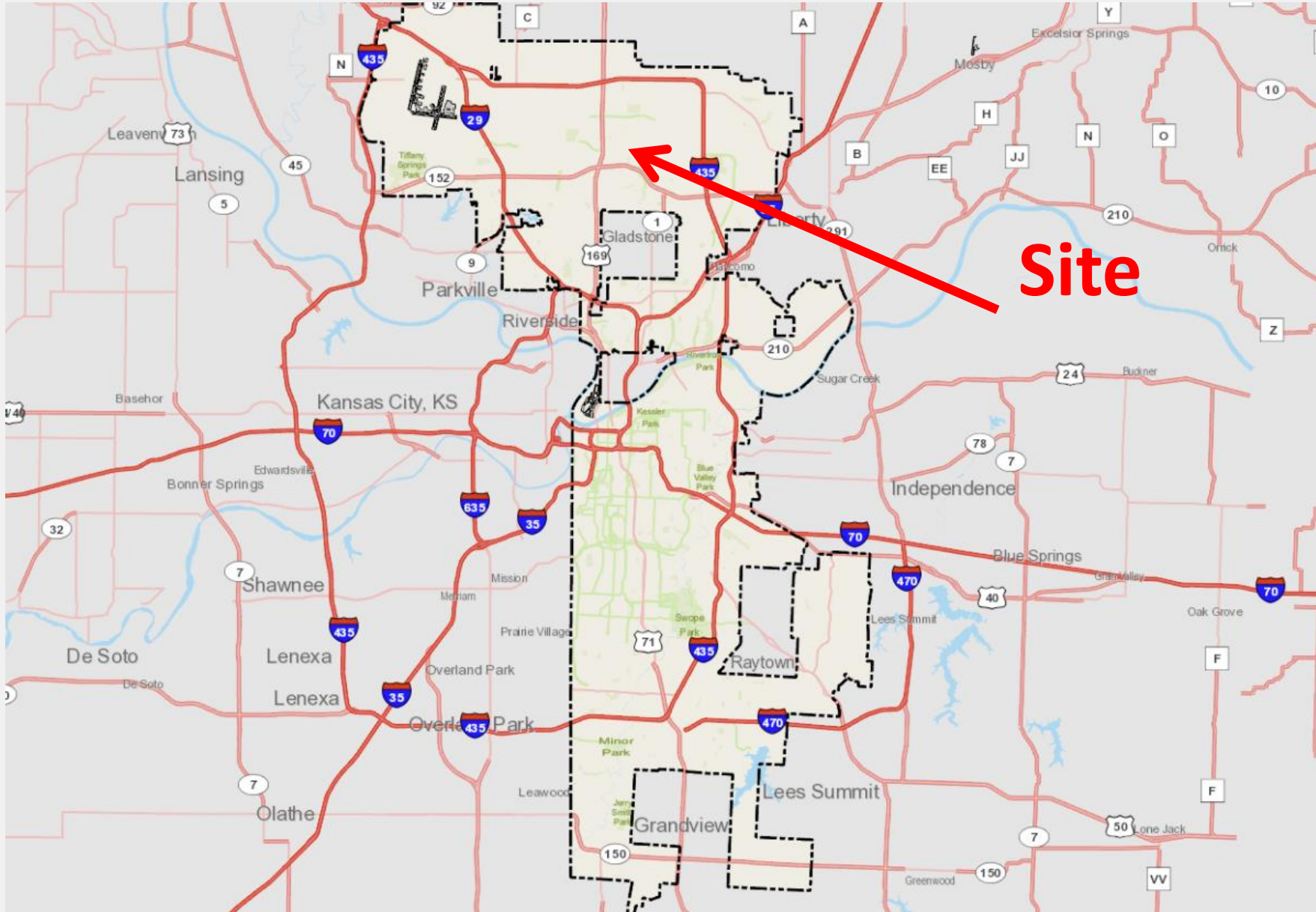
Culver's Menu Board Amendment – 9700 N Oak St

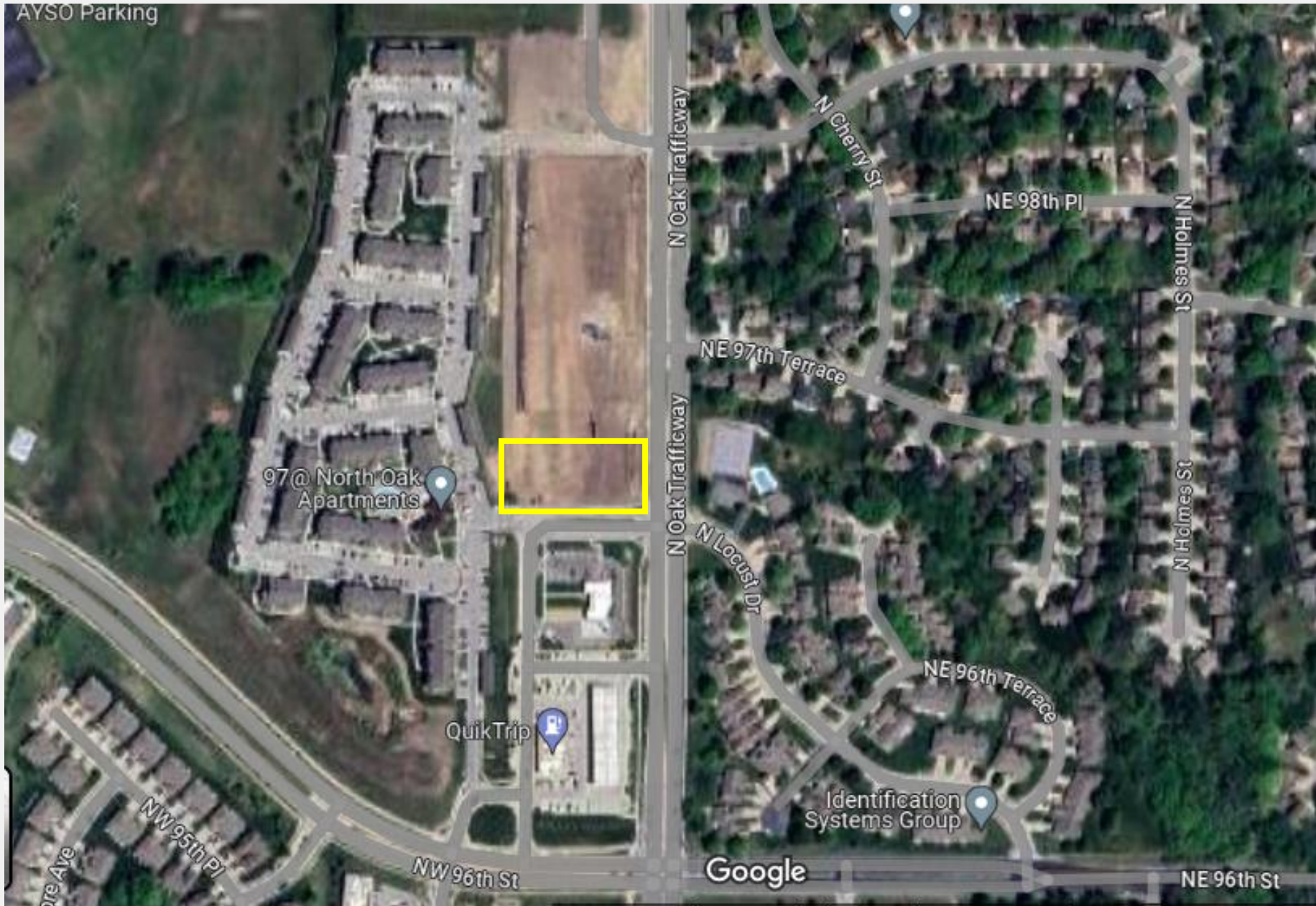
May 22, 2024

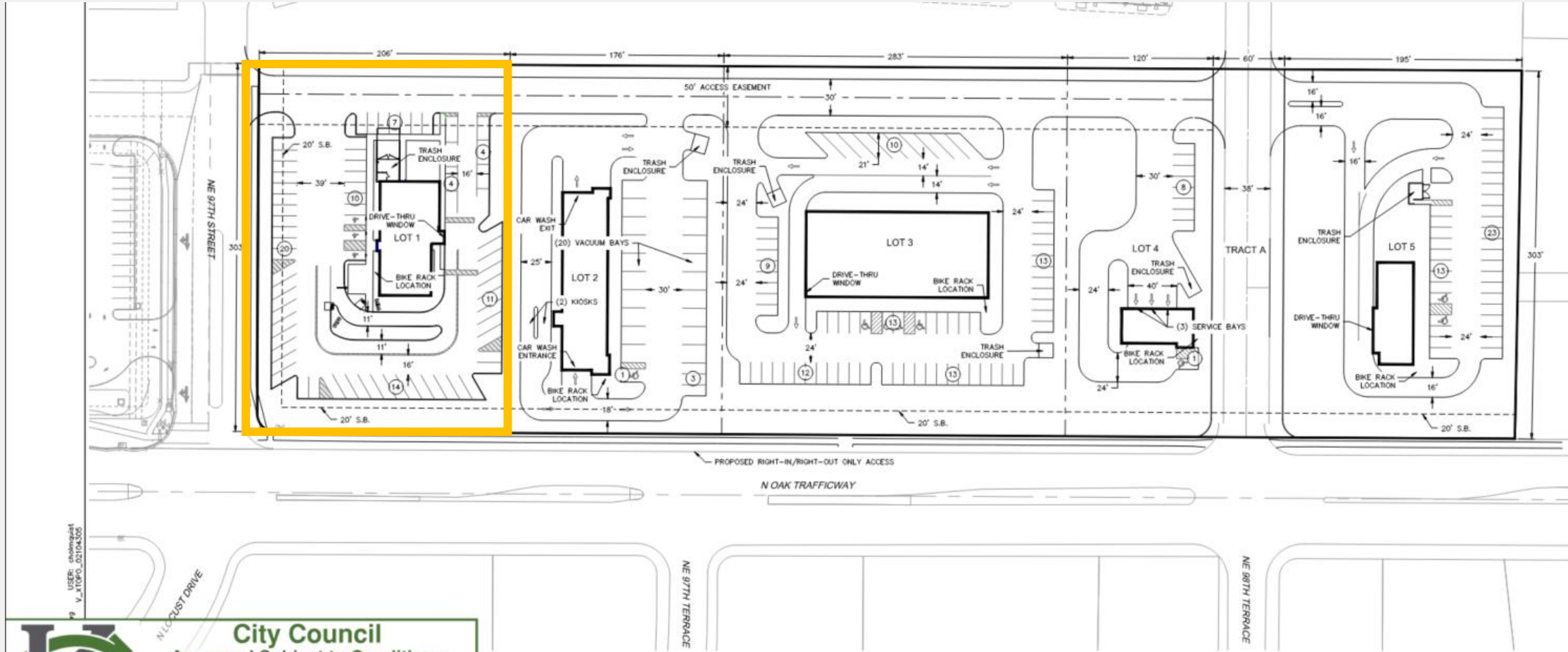
Prepared for

City Plan Commission










City Council
Approved Subject to Conditions
 by Passing Ordinance 220235
 on 4-24-2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the City Plan Commission



CATEGORY (Item)	EX. ZONING (a)	PR. ZONING (a)	GROSS AREA (AC.) (b)	EXISTING R/W (AC.) (c)	PROPOSED R/W (AC.) (c)	NET AREA (AC.) (d)	USE (e)	NUMBER OF FLOORS (f)	MAX. BUILDING HEIGHT (FT.) (f)	GROSS BUILDING AREA (SF) (g)	BUILDING COVERAGE (SF) (h)	F.A.R. (h)	PARKING STALLS REQUIRED			LONG TERM BICYCLE PARKING STALLS REQUIRED			SHORT TERM BICYCLE PARKING STALLS			COMMENCEMENT DATE (i)	COMPLETION DATE (i)
													Ratio	Required	Provided	Ratio	Required	Provided	Ratio	Required	Provided		
													(j)	(j)	(j)	(k)	(k)	(k)	(l)	(l)	(l)		
LOT 1	MPD	MPD	1.43	0.00	0.00	1.43	Restaurant	1	30	4,500	4,500	0.07	30 per 1000 SF	45	70	1 + 1 per 5,000 SF	2	2	30% of vehicular (min. 2)	7	8		
LOT 2	MPD	MPD	1.19	0.00	0.00	1.22	Car Wash	1	30	6,000	6,000	0.11	None	0	4	1 + 1 per 10,000 SF	2	2	30% of vehicular (min. 3)	3	4		
LOT 3	MPD	MPD	2.00	0.00	0.00	1.97	Retail & Restaurant	1	30	12,000	12,000	0.14	2.5 per 1000 SF (retail) 10 per 1000 SF (rest.)	70 max.	70	1 + 1 per 10,000 SF (retail) 1 + 1 per 5,000 SF (rest.)	4 max.	4	30% of vehicular (min. 3)	7	8	2022	2024

Controlling Plan



Menu Boards and Signage:

- Each Drive through restaurant shall be permitted two free standing or wall mounted preorder menu and one menu board per drive through window.
- Menu board shall adhere to the following requirements:
 - Menu Boards shall not exceed 32 SF
 - Menu Boards shall not exceed 8 feet in height above the finished grade
 - Menu Boards shall be located adjacent to and oriented toward the drive through lane and may not contain letters exceeding 6".
 - An additional menu board may be allowed if queuing lane length, location and configuration justifies the additional sign.
- Direction driveway signs shall be permitted that do not exceed 4 SF and 42" in height and may not contain letters exceeding 6". Directional signage shall be located within landscaped islands.

Sign Type	Max. Number	Max. Area (sqft)	Setback (ft)	Max. Height (ft)
Menu boards for a drive-through or drive-in use	2 per drive-through lane and 1 per drive-in stall	30	10	8

Menu Boards and Signage:

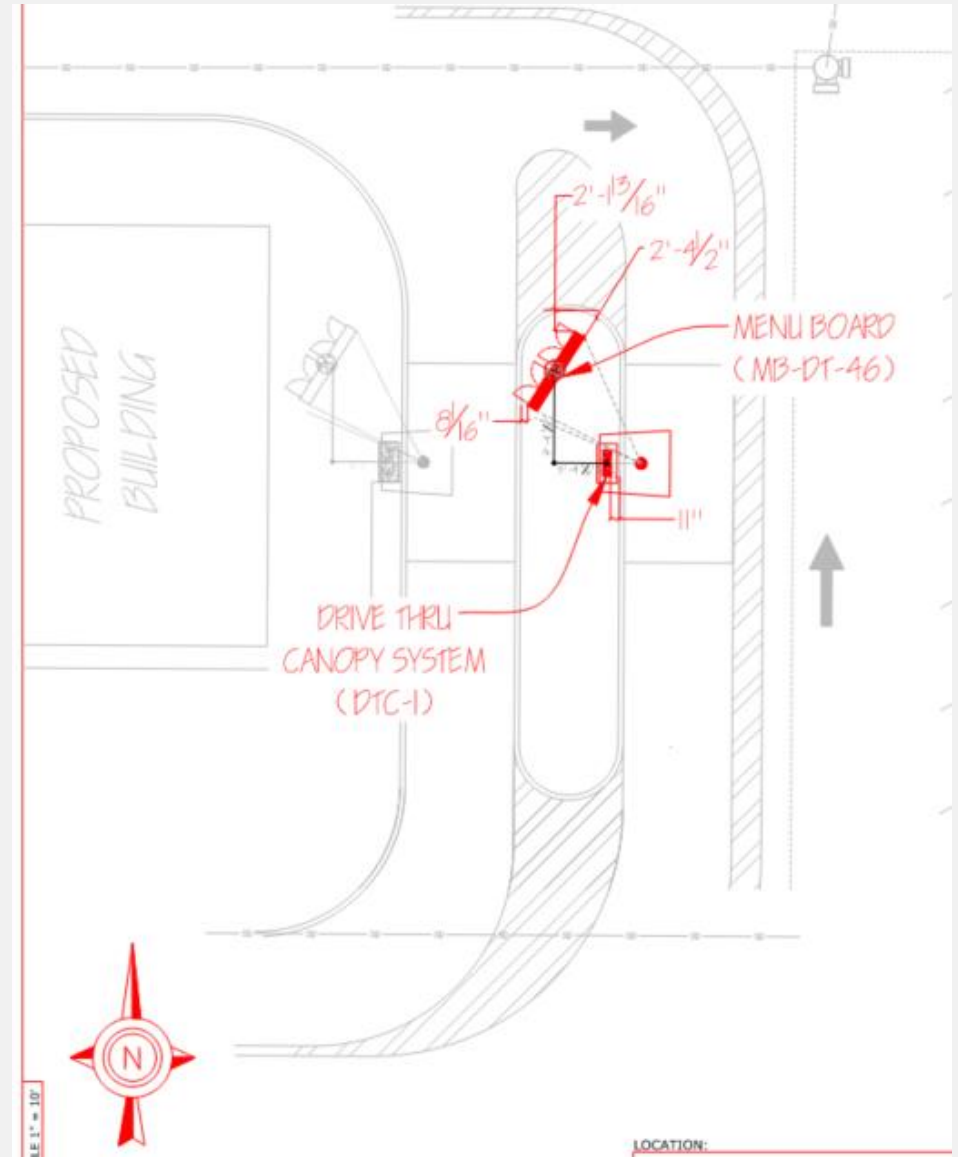
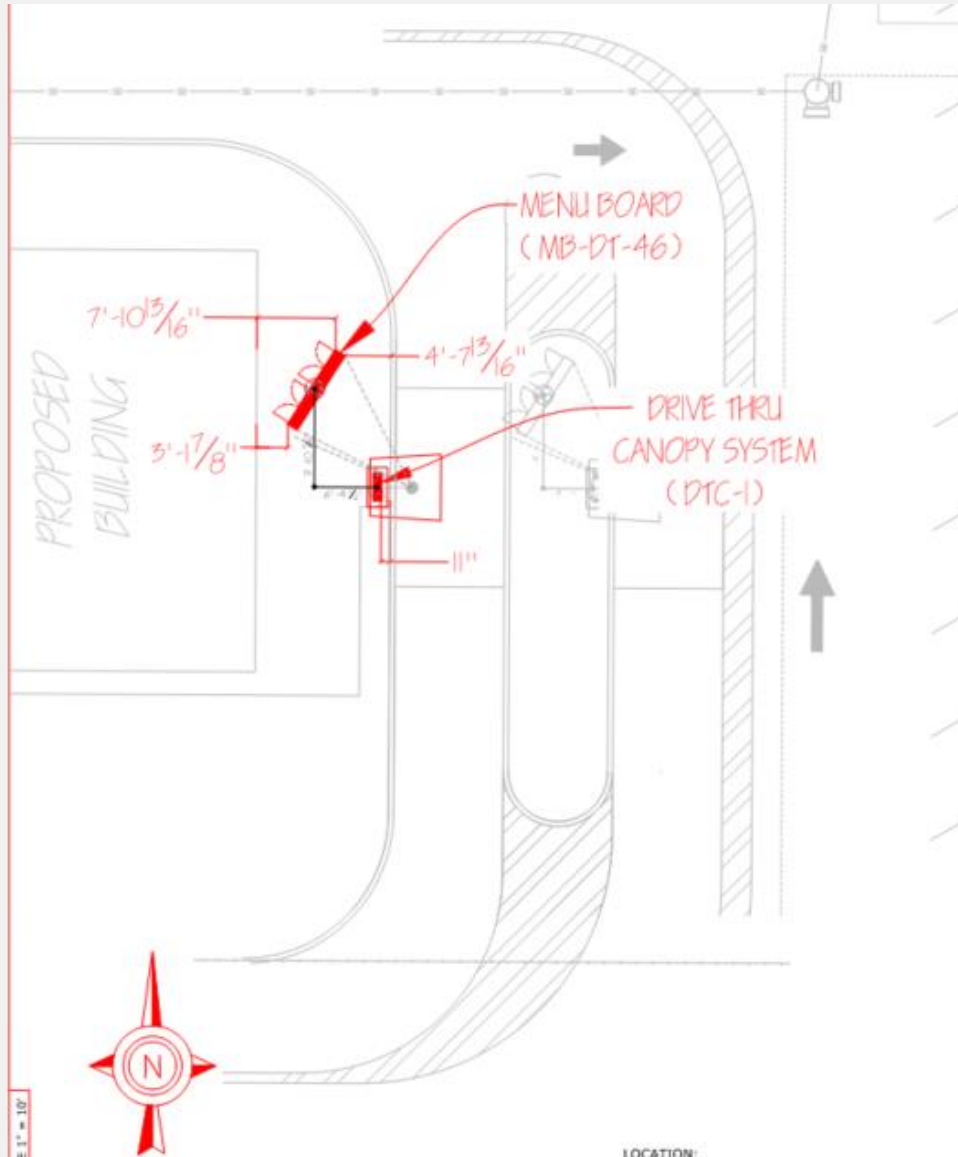
- Each Drive through restaurant shall be permitted one free standing or wall mounted menu board per drive through window.
- Menu board shall adhere to the following requirements:
 - Menu Boards shall not exceed 47 SF
 - Menu Boards shall not exceed 8 feet in height above the finished grade
 - Menu Boards shall be located adjacent to and oriented toward the drive through lane and may not contain letters exceeding 6".
 - An additional menu board may be allowed if queuing lane length, location and configuration justifies the additional sign.
- Direction driveway signs shall be permitted that do not exceed 4 SF and 42" in height and may not contain letters exceeding 6". Directional signage shall be located within landscaped islands.

Proposed Standards

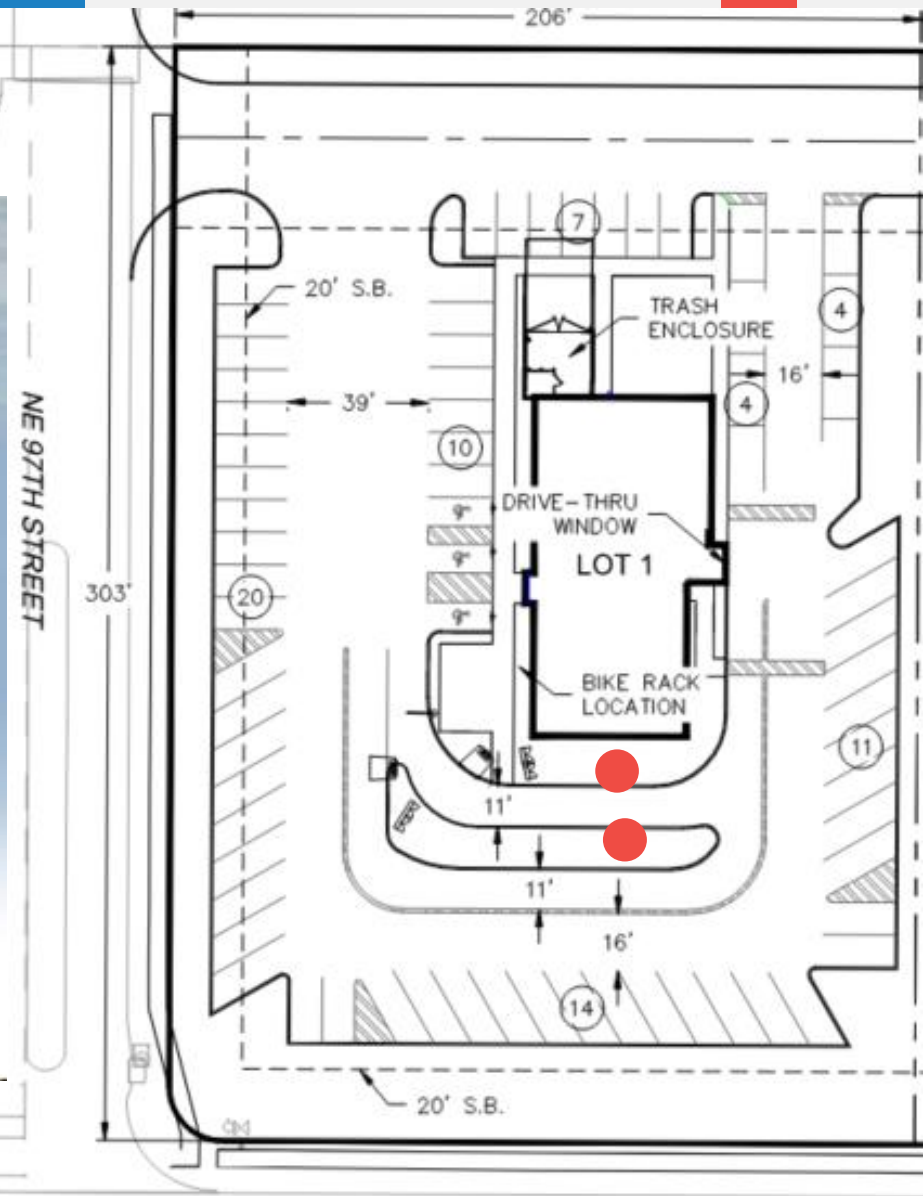
88-280-05 - OTHER DEVELOPMENT STANDARDS



88-280-05-A. Unless otherwise expressly approved by the city council at the time of preliminary development plan approval, properties within the MPD district are subject to all other applicable provisions of this zoning and development code. The city council is authorized to approve MPDs that deviate from strict compliance with otherwise applicable standards of this zoning and development code if they determine that the resulting development provides a greater level of public benefit than would normally be expected for projects developed in strict compliance with this zoning and development code.



FRONT



N OAK TRAFFICWAY



View west towards subject site (Dec 2023)

Staff Recommendation

Case No. CD-CPC-2023-00131

Denial