

B. FINAL DEVELOPMENT PLAN APPROVAL – SONIC – 10075 West 75<sup>th</sup> Street

1. APPLICANT: Polsinelli Shalton Flanigan Suelthaus, PC is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow the redevelopment of a Sonic restaurant.
3. LOCATION: The subject property is located at 10075 West 75<sup>th</sup> Street.
4. EXISTING ZONING: This property is currently zoned CP-3, Planned Commercial District (Rezoning No. 1976-16).
5. ANALYSIS: The applicant is requesting final development plan approval to allow the redevelopment of a 1,536 square-foot Sonic restaurant building, drive-in canopies and parking lot. The restaurant building will be constructed with gray brick and use yellow tile accents. A fabric barrel canopy will be at the front of the building, facing 75<sup>th</sup> Street. The metal framing for the canopy will be painted forest green. The barrel canopy is part of the new Sonic corporate design for all of the restaurants. The canopy is used to cover an outdoor seating area.

The Site Plan Review Committee discussed the design of the new building at length and expressed concern that there may be too many brightly painted or colored elements on various site features like the trash receptacle lids, order menu frames, and any other surfaces that could be painted. The applicant has committed to painting many of the surfaces forest green, and has submitted a tile sample of the yellow tile detail in the building walls. The remaining issue is the frames that go around the order menus of the drive-in stalls. The applicant has indicated that the manufacturer provides black or yellow colored frames; the Site Plan Review Committee has indicated that they prefer the black color for these frames. Staff has included a stipulation that requires that the frames be black.

The parking lot will also be reconstructed and a new trash enclosure will be built in the southeast corner of the site. The trash enclosure will be constructed using the same materials as the new restaurant building. A decorative masonry wall will be constructed along the 75<sup>th</sup> Street frontage also using the same materials as the restaurant building. The masonry wall is required because a circulation drive is proposed between the building and 75<sup>th</sup> Street. The circulation through the site is designed to be one-way. The proposed site plan conforms closely to the plan shown for the revised preliminary plan approval and therefore is acceptable to the transportation staff.

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A Preliminary Stormwater Management Study was not required for this site as it is currently fully developed with little opportunity to increase stormwater run-off.

There is currently a grate inlet on this site that will be removed and replaced with a typical curb inlet, which has much less potential for clogging during a storm event.

The city has not been able to locate the storm sewer easement for the existing storm sewer on the west side of the property. The owners of the property have dedicated a drainage easement for this line on the plat.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Sonic, subject to the following stipulations:
- a. No signage is approved with the final development plan. Separate sign permits shall be submitted for review and approval prior to the installation of any signage.
  - b. All roof-top and ground-mounted mechanical equipment and utility structures shall be screened from view from adjacent properties and the public street by a method compatible with the building architecture.
  - c. The frames for the drive-in menu panels shall be black.
  - d. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.