

## I. FINAL DEVELOPMENT PLAN APPROVAL – SONIC – 8905 Santa Fe Drive

1. APPLICANT: Harrison French and Associates is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow renovations to a restaurant building.
3. LOCATION: The subject property is located at 8905 Santa Fe Drive.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District (Rezoning No. 1999-30).
5. ANALYSIS: The applicant is requesting final development plan approval to allow renovations to an existing Sonic restaurant. The restaurant is a brick building with a flat awning supported by cone-shaped columns. The proposed renovations will change the awning in the front of the building to the latest Sonic restaurant prototype of a barrel awning. The new barrel awning is the only proposed change to the building. The metal posts, framing and existing fence rails are to be painted dark green.

The parapet at the front of the building will be raised 18 inches in height so that the canopy attaches to the building façade. The height increase is just within the threshold that does not require a revised preliminary plan for approval. The plan shows the raised parapet stopping at the corners of the building. Staff has requested that the applicant extend the raised parapet at least four feet down the sides of the building. The plan also shows vinyl siding installed on the back of the parapet. Staff is requesting that be changed to a stucco, or some other panel system and painted a matching color. Both of these items will be made stipulations and can be resolved with the construction plans.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Sonic, subject to the following stipulations:
  - a. The construction plans shall include a new parapet along the east and west façades that match the height of the north façade for a distance of four feet.
  - b. The back of the parapet shall be stucco, EIFS material, or other solid panel material painted to match the brick.
  - c. The frames for the drive-in menu panels shall be black.

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- d. No signage is approved with the final development plans. Separate sign permits are required prior to the installation of any signage.