

10. FINAL DEVELOPMENT PLAN APPROVAL - CHEDDAR'S – Vicinity of the southeast corner of 95<sup>th</sup> Street and Quivira Road

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1. APPLICANT: Cheddar's is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow a restaurant.
3. LOCATION: The subject property is located in the vicinity of the southeast corner of 95<sup>th</sup> Street and Quivira Road.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS: The applicant is seeking approval for an alternative roofing material for the previously approved Cheddar's restaurant to be located at the northwest corner of the Oak Park Mall site. The subject site is directly east of Mimi's restaurant on a parcel previously occupied by Firestone.

The applicant previously proposed synthetic slate roofing material for the restaurant. However, after receiving final development plan approval brought to staff's attention that a different material was supposed to have been specified. Brown synthetic shake shingle is now proposed for the restaurant. Upon receiving a sample of the material, staff questioned the quality and appearance of the material relative to the approved synthetic slate approved by the Planning Commission.

The Site Plan Review Committee examined the newly proposed material on two separate occasions. The synthetic shake received a more favorable review when considered within the context of all architectural elements (i.e. materials, architectural style) of the restaurant. Upon further consideration, staff can support the proposed synthetic shake as opposed to real shake, or the previously proposed synthetic slate.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Cheddar's, with no stipulations.