

H. FINAL DEVELOPMENT PLAN APPROVAL - 12025 METCALF - BUILDING
REMODEL - 12025 Metcalf Avenue

1. APPLICANT: Winter Architects is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow an existing restaurant to be remodeled.
3. LOCATION: The subject property is located at 12025 Metcalf Avenue.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. ANALYSIS: The applicant is requesting final development plan approval to remodel an existing 5,630 square-foot commercial building located at the former site of Lonestar Steakhouse in the South Glen shopping center. The applicant has proposed to divide the building into two tenant spaces. One tenant space is proposed to be 3,460 square feet for a restaurant use, while the other 1,740 square feet will be for future retail use.

The existing building is constructed of split-face block. The applicant is proposing to remove the split-face block and replace the existing materials with a combination of synthetic stone veneer, precast stone, brick, and two colors of EIFS. The metal canopy above the outdoor seating area is proposed to be painted red and the metal supports for the canopy are to be painted tan to match the building trim. Stone columns will also be added to the supports of the canopy. On the west elevation, two new entry features are proposed to be constructed for the two tenant spaces. The southern-most entry feature will have a tower element with a red metal roof. New windows and decorative light fixtures will be installed on the north, east, and south facades.

The existing trash enclosure is constructed of split-face block and will be stained weathered bronze with a decorative EIFS cap installed. A second screen wall is proposed to be constructed of synthetic stone veneer on the southeast corner of the building to screen existing mechanical equipment. The screen walls will help to screen existing downspouts on the east façade. The existing downspouts will also be painted to match the EIFS behind them. The applicant has provided a materials board including stain samples and the staff is comfortable with the materials and colors proposed. A landscape plan has been submitted and provides significant landscaping along Metcalf Avenue, around the building, and along the interior drive of the shopping center.

FINAL DEVELOPMENT PLAN APPROVAL - 12025 METCALF - BUILDING
REMODEL - 12025 Metcalf Avenue - continued

The applicant has provided a connection to the public sidewalk system on the southwest corner of the site. Three required ADA accessible parking stalls are proposed to be constructed in front of the building along the west edge of the parking lot. A flush curb will be installed with a sidewalk in front of the spaces. The sidewalk will run south and connect to the public sidewalk system. In addition, the applicant is proposing to construct a sidewalk along the south side of the building to provide access to the head-in parking in that location. The site provides 103 parking spaces which meets Unified Development Ordinance (UDO) requirements as only 53 are needed. The extra parking would allow a restaurant to move into the north tenant space and still provide adequate parking.

ENVIRONMENTAL IMPACTS: The proposed development will not increase the amount of impervious area and will not have a significant effect on the drainage patterns for this site.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, 12025 Metcalf – Building Remodel, subject to the following stipulations:
- a. All ground-mounted and roof-mounted equipment shall be screened from view.
 - b. All private sidewalks shall comply with the city's standard details for public sidewalks and sidewalk ramps, unless waived by the director of Planning and Development Services Department. Accessible routes leading to accessible structures and amenities within the public way shall be clearly identified on the plans and comply with the building code.
 - c. Prior to the issuance of a Certificate of Occupancy, any existing public sidewalk adjacent to this property that does not substantially meet current city sidewalk standards (sidewalk is damaged, broken, or is a tripping hazard) shall be reconstructed to current city standards. The limits of the repair shall be approved by Engineering Services staff prior to the issuance of a Building Permit.
 - d. The location of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.

FINAL DEVELOPMENT PLAN APPROVAL - 12025 METCALF - BUILDING
REMODEL - 12025 Metcalf Avenue - continued

- e. 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.