

A. FINAL DEVELOPMENT PLAN APPROVAL - SHERIDAN'S FROZEN CUSTARD  
- 7337 West 119<sup>th</sup> Street

---

1. APPLICANT: Custard Properties, L.L.C., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to remodel an existing commercial building.
3. LOCATION: The subject property is located at 7337 West 119<sup>th</sup> Street.
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 commercial building. As part of this remodel, the applicant is proposing to expand the existing northern façade approximately 25 feet to the north. Therefore, the northern façade would be located at approximately the same location as the existing canopy roof. Prior to Sheridan's remodel in 2002, this was the same location for the northern façade of previous tenants. Additional changes to the site include moving the drive-thru stacking from the west side of the building to the southern side. In the place of the drive-thru on the west side additional sidewalks, landscaping and an outdoor patio area would be constructed. The outdoor patio would have 16 seats and an outdoor fireplace. The location of the curb line for the parking on the west side does not change with these improvements.

On the south side of the building the drive-thru stacking will be located similar to an s-curve. The applicant also provides for two-lanes of truck parking, which would allow for two trucks to be parked side by side at one time. According to the applicant, local farmers are a key to the applicant's business and needs this extra width of service drive. A screening wall is not proposed, therefore, no trucks can be parked for an extended time or

FINAL DEVELOPMENT PLAN APPROVAL - SHERIDAN'S FROZEN CUSTARD  
- 7337 West 119<sup>th</sup> Street - continued

---

overnight. Finally, as part of these changes a sidewalk is being constructed from the public sidewalk along 119<sup>th</sup> Street to the property.

Significant changes are proposed to the exterior of the building. These include the staining of the existing masonry wall. However, a green wall will screen part of the masonry block on the east, south and west walls. This green wall will have an Engleman's Ivy planted to grow up the trellis like structure. Behind the green wall and trellis, the applicant has stated that the masonry will be stained in case the wall is ever visible. The existing stucco will be patched and painted to match the stain on the masonry wall. Because of the different materials, the proposed colors of the stucco and masonry wall will not be identical. Additional changes include the addition of stone on the north and west elevations. Wood siding is proposed to be placed around the new patio walls. On the east elevation, wood fins will be constructed. These fins are approximately four inches off of the main façade.

TRANSPORTATION IMPACTS: The proposed rearrangement of the drive-thru lane to provide room for the proposed building expansion slightly increases the available stacking and does not adversely impact traffic flow on this site. Consequently, the transportation staff supports this application.

ENVIRONMENTAL IMPACTS: A Preliminary Stormwater Management Study is not required since the redevelopment project reduces the amount of impervious surface. The proposed development will be served by the existing storm sewer system, which is adequate to handle the proposed layout.

SITE PLAN REVIEW COMMITTEE: There was not an actual meeting with the Site Plan Review Committee. Staff emailed the three members the proposal and the members asked some questions and proposed changes to the building facade. The applicant has answered these changes and addressed the proposed changes to the façade as provided on the attached drawings.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Development Plan, Sheridan's Frozen Custard, subject to the following stipulations:

FINAL DEVELOPMENT PLAN APPROVAL - SHERIDAN'S FROZEN CUSTARD  
- 7337 West 119<sup>th</sup> Street - continued

---

- 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. Prior to the issuance of a Final Certificate of Occupancy, all roof-top equipment must be screened from view.
- c. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
- d. Prior to the issuance of a Certificate of Occupancy, any existing public sidewalk adjacent to this property that does not substantially meet current city 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 or Site Development Permit.
- e. 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. 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.
- f. At the time of construction plan submittal, a photometric plan shall be submitted and approved which meets Resolution No. 76.