



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Dunkin Donuts on Blue Ridge Town Centre – PD Plan (Case # 17-115)

Executive Summary

Approval will result in the approval of a PD development plan to be known as “Dunkin Donuts on Blue Ridge Town Centre” which will permit the construction of a standalone Dunkin Donuts restaurant.

Discussion

The applicant is seeking approval of a PD (Planned District) development plan for a standalone Dunkin Donuts location. The PD-zoned property contains 1.29 acres and is located southwest of the intersection of Blue Ridge Road and Range Line Street and lies at the eastern edge of what was identified as ‘Tract 1’ of the Blue Ridge Town Centre plat. The site was rezoned from A-1 (Agriculture) to C-P (Planned Business) in 2005 and no site development has occurred since that time. At the time of rezoning no development plan was prepared as was permitted by the C-P district standards.

Section 5 of the ordinance authorizing the C-P zoning (Ord. #018476) required that the subject property comply with several supplemental traffic management conditions. Staff has reviewed these conditions and determined that the attached development plan complies with the standards. Principally the supplemental standards required a traffic study, restricted access near the intersection of Range Line Street and Blue Ridge Road as well as directly onto Range Line Street.

Given that the lot for Dunkin Donuts is not platted, assurance of compliance with the provisions of Ord. # 018476 can be addressed as part of the final platting action for the site. A concurrent final plat (Case # 17-116) will accompany this request under separate cover. The plat has been found to be compliant with all provisions of the C-P zoning and other Unified Development Code requirements.

On May 18, 2017, the Planning and Zoning Commission considered this request. The applicant’s engineer spoke and indicated the required traffic study had been completed and revised to include the proposed Dunkin Donuts location. The engineer noted that the study showed the proposed development plan to be in compliance with the requirements of the C-P ordinance. He further stated that most required roadway improvements identified in the study were already in place. The Commission voted unanimously (8-0) to approve the development as presented.

The staff report, locator maps, design parameters, development plan and meeting excerpts are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two fiscal years. All public infrastructure installation and extension costs will be at the applicant's expense.

Long-Term Impact: Long-term impacts will include increased expenditures for provision of public safety, trash collection, and infrastructure maintenance. These expenses may or may not be off-set by increases in property taxes and user-fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Economic Development, Tertiary Impact: Transportation

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

7/3/2007	Approved preliminary plat of "Blue Ridge Centre" (R152-07)
4/18/2005	Approved rezoning from A-1 to O-P and C-P; set forth supplemental traffic management requirements. (Ord. #018476)

Suggested Council Action

Approve the "Dunkin Donuts on Blue Ridge Town Centre - PD Plan."