



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 15, 2021

Re: Sonic of Columbia, Hyde Park PD Plan – Major Amendment (Case #214-2021)

Executive Summary

Approval of this request will allow the redevelopment of the site with a Sonic restaurant and accessory drive-through on property addressed 3700 Buttonwood Drive.

Discussion

Blew & Associates, PA (agent) on behalf of D.L. Rogers Corporation (owner), seeks approval of a PD (Planned Development) plan constituting a major amendment to the existing *Hyde Park Planned Commercial Subdivision Block 1 Lot 101 C-P Plan*, and a statement of intent for the development of the site with a Sonic restaurant and accessory drive-through. The subject property contains the now vacant Kentucky Fried Chicken and is located on the southern frontage of Nifong Boulevard between Buttonwood Drive and Hyde Park Avenue.

The project will replace the existing structure with an 1,817 square-foot restaurant building with an accessory drive-up facility, with service window on the north building façade facing Nifong Boulevard. Total on-site open space is being reduced for the existing C-P plan, however, landscaping is being significantly improved. The northernmost access on Hyde Park Avenue is being made exit only and reduced to 14' in width in accordance with a condition imposed via ordinance on the original C-P Plan. Two design exceptions are requested relating to parking in the required side yard and a service-window facing public streets.

The Planning and Zoning Commission considered this request at their October 21, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. The Commission inquired about landscaping, buffering, and the proposed screening device for the service window facing Nifong. The applicant indicated there was a safety concern with pedestrians crossing through the drive-through aisle and by-pass lane due to sight distance from the screening wall. The Commission concluded that the improved landscaping, parking canopy structure, and enhanced setback of the service window from the Nifong street frontage were effective in screening the service window without the need for a screening wall.

Following brief additional discussion, the Commission voted (8-0) in favor of the proposed statement of intent and PD Plan (inclusive of the design exceptions) subject to the screening wall being removed. No public comments were made relating to the request.

The Planning Commission staff report, zoning graphic, locator maps, proposed PD Plan, proposed statement of intent, C-P plan (1998), C-P statement of intent (1996), Sonic screening wall elevations, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
3/16/98	Approved <i>Hyde Park Planned Commercial Subdivision Block 1 Lot 101 C-P Plan.</i> (Ord. 015550)
8/19/96	Approved rezoning from R-2 PUD to C-P (Ord. 014937)

Suggested Council Action

Approve the PD plan major amendment for *Sonic of Columbia, Hyde Park PD Plan.*