



PLAN COMMISSION AGENDA
Wednesday, September 23, 2020
6:00 P.M.

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 3A. Application for a Special Use Permit for Qdoba to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St.
- 3B. Site, Landscaping and Architectural Plans to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St., submitted by Kyle Bennehoff (Tax Key No. 520-9960-000).

Items 3A and 3B may be considered together.

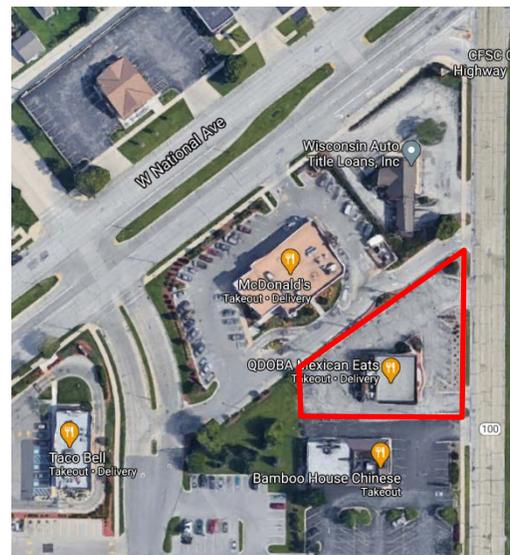


Overview & Zoning

To provide contact-less ordering and pick-up, Qdoba is proposing the addition of a drive-thru lane, window, and speaker-box, on the South side of their existing, free-standing building. If orders are not ready, customers can be directed to designated curb-side parking stalls.

The site is currently zoned C-4 Regional Commercial District, which allows for drive-thru restaurant uses with a Special Use. A public hearing will be scheduled for October 20, 2020.

Qdoba use and Operations – Qdoba Mexican Eats is a chain of fast casual restaurants serving Mexican-style cuisine.



Site, Landscaping, and Architectural Plan

The applicant intends to complete exterior scope of work in quarter 4 of 2020, prior to first snow fall.

Site Improvements

- Grind parking lot down and resurface
- Re-stripe parking stalls (No reduction in parking)
- Expand outdoor patio area and add curb side pick up stalls
- New directional signage for pick-up lane
- Provide accessible curb ramps and accessible route upgrades
- Relocate southeast light pole to maintain minimum route clearances



Exterior Building Improvements

- New Signage (Building and Monument)
- New pain/thin brick
- New pick-up window
- New architectural element on southeast corner

Interior Remodel

- New finishes, fixtures, millwork, branding/marketing
- Upgrade restrooms to meet ADA



Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Qdoba, to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St. and approval of the Site, Landscaping and Architectural Plans for Qdoba to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St., submitted by Kyle Bennehoff (Tax Key No. 520-9960-000), subject to the following:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) replacing curb stops with poured concrete along the north and west property lines; (b) additional infill landscaping being included within the expanded outdoor patio area and existing landscaping island on the front/east side of the building and parking lot area; (c) Landscaping key/species subject to the City Forester review and approval; (d) confirmation of hours of operation (store and drive-thru) being provided; (e) completion of the City's storm water checklist. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.
4. Common Council approval of the special use (scheduled for October 20, 2020) and applicant's acknowledgement of the special use resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Consideration toward future consolidation of the southernmost driveway with property to the south.
6. Signage and exterior lighting plan being provided for staff review and approval.
7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.