



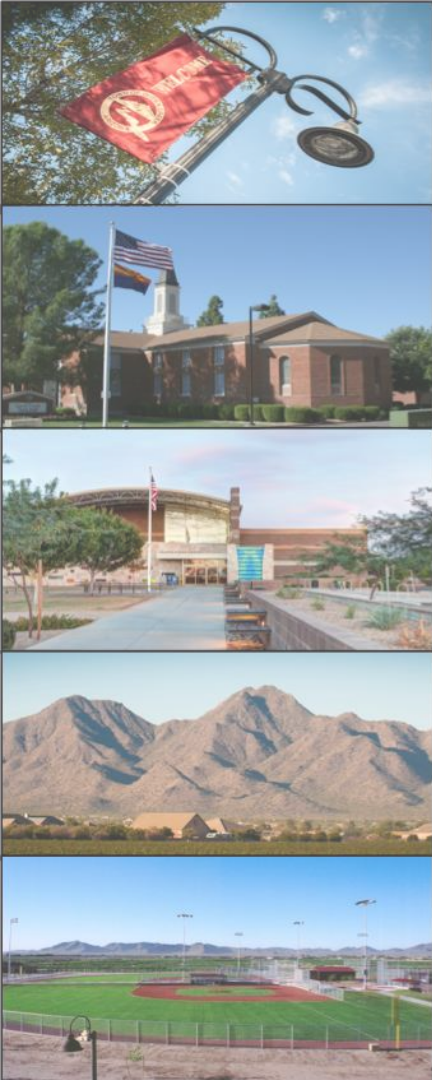
WIENERSCHNITZEL

CONDITIONAL USE PERMIT (CASE NO. P18-0052)
SITE PLAN (CASE NO. P18-0075)

December 5, 2018

Town Council



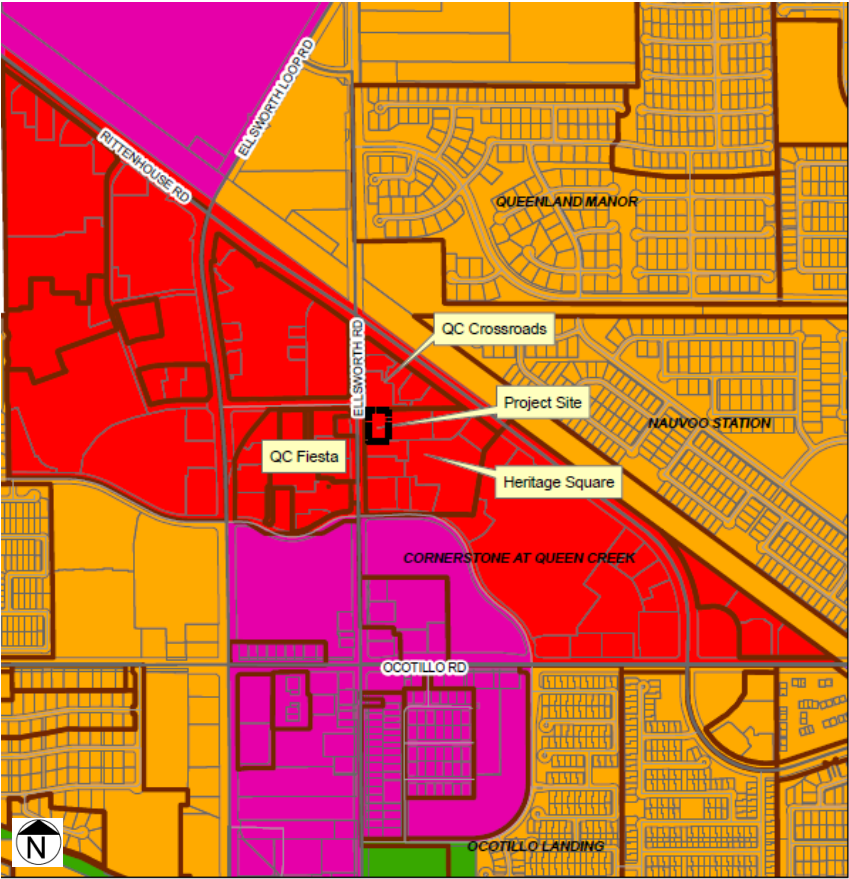
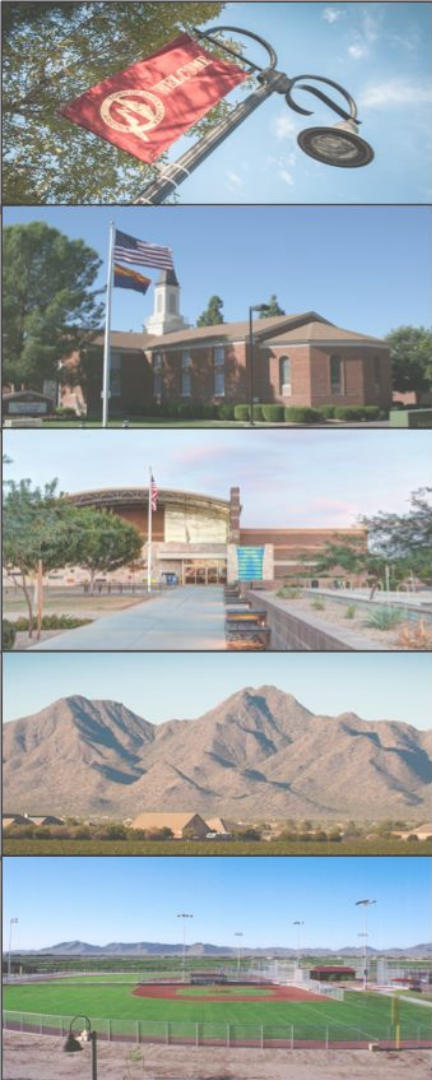


AERIAL EXHIBIT

- 1 acre site
- Lot 7 (Heritage Square)

GENERAL PLAN EXHIBIT

- Commercial

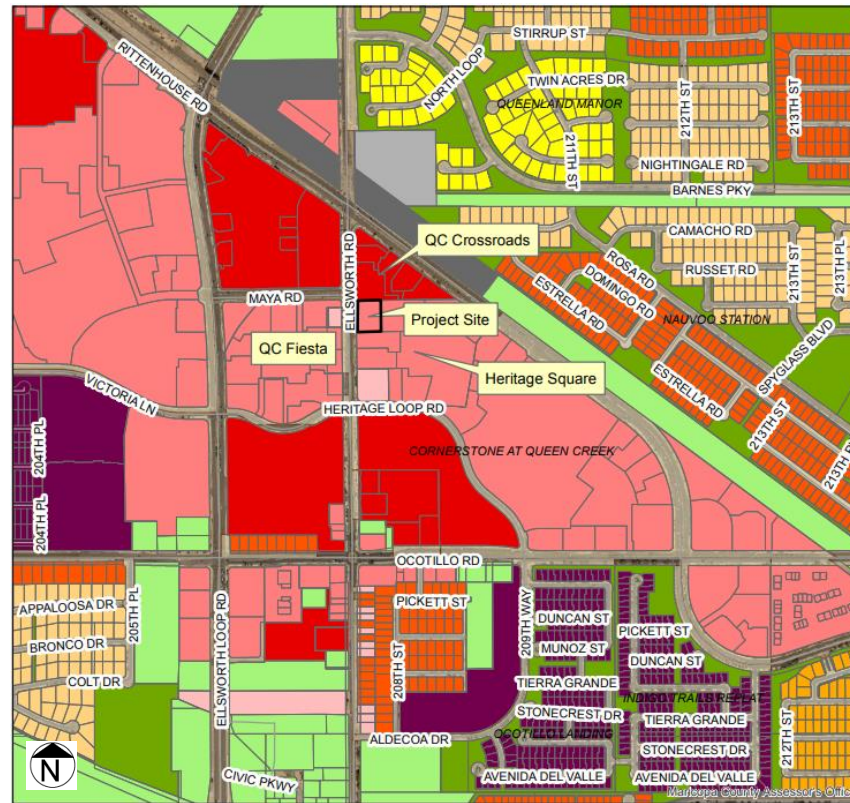


General Plan Land Use

Rural	Commercial	Special District 1	Special District 4
Neighborhood	Industrial	Special District 2	
Urban	Open Space	Special District 3	

ZONING EXHIBIT

- C-2/PAD (General Commercial/PAD)



Zoning Districts

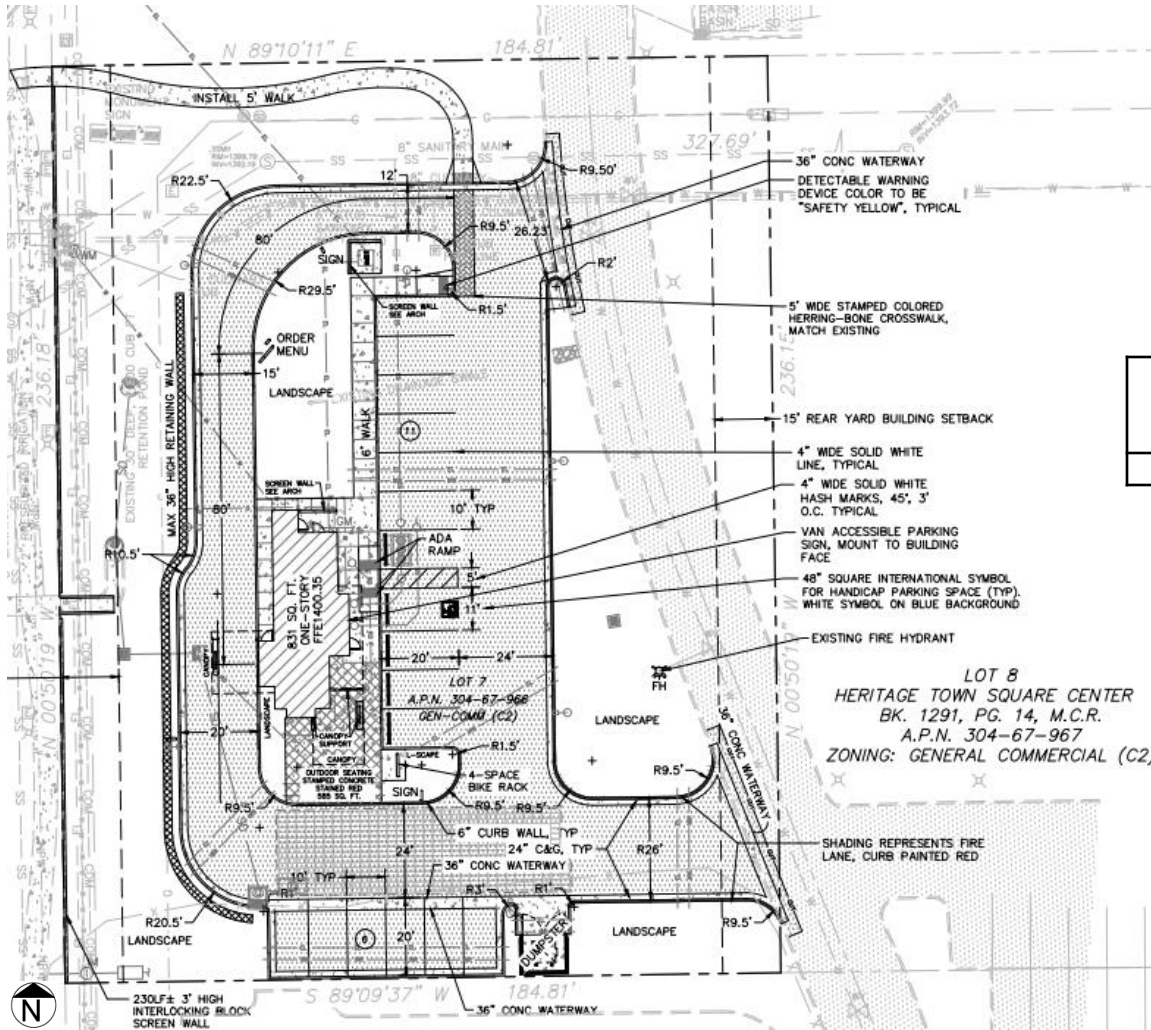
C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

REQUESTS

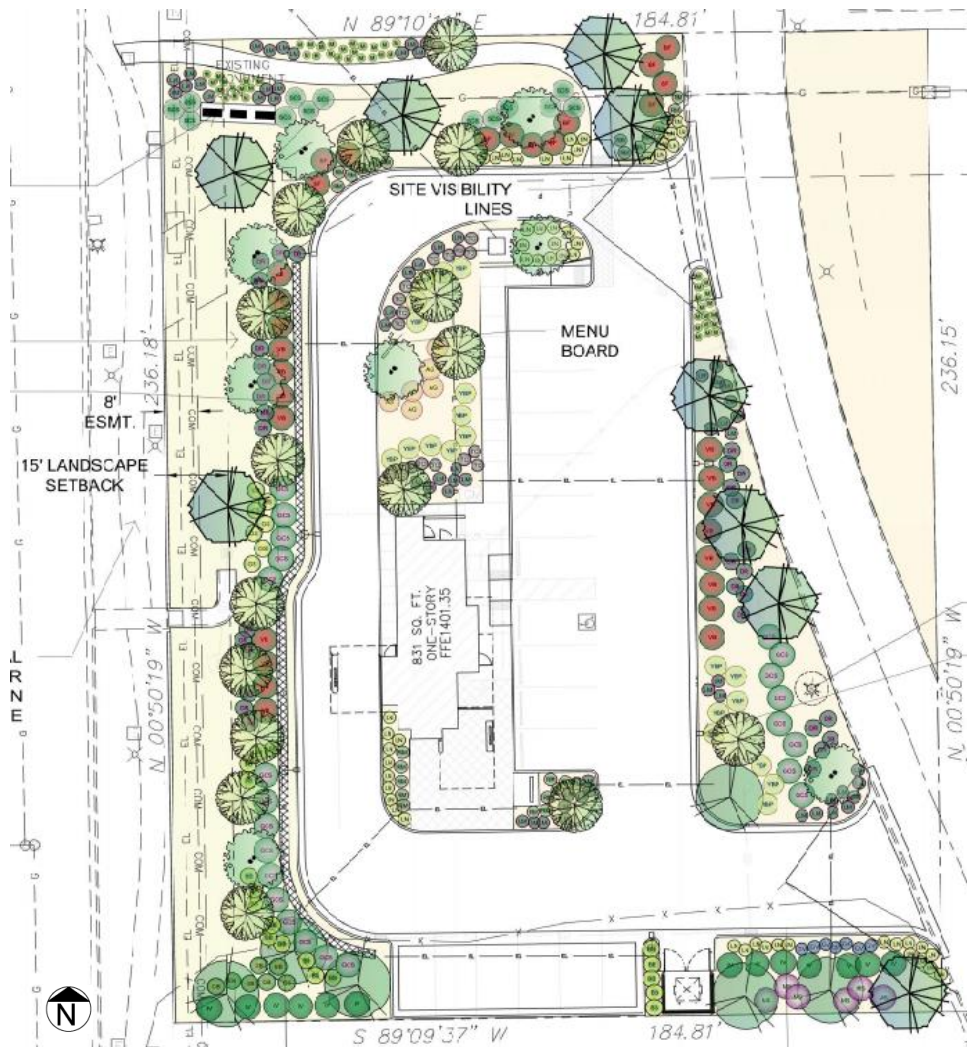
- CUP for drive-thru restaurant
- Site Plan with Landscape Plans and Building Elevations



SITE PLAN



Lot Size	Zoning District	Building Size	Parking Spaces Provided	Parking Spaces Required
1 ac.	C-2/PAD	831 sf	17	17



LANDSCAPE PLAN

- Landscape Coverage (Required): 15%
- Landscape Coverage (Provided): 37.5%

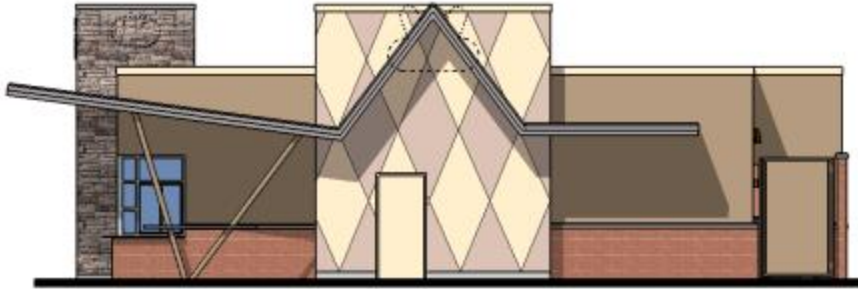
ELEVATIONS



South Elevation



West Elevation



East Elevation



North Elevation



Trash Enclosure



Site Wall



Retaining wall

NEIGHBORHOOD MEETING

- A neighborhood meeting was held on September 6, 2018 with no attendees.



PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval with a unanimous vote of 7-0 at their regularly scheduled meeting on November 14, 2018. No comments were received from the public.





Questions?

Thank you.