



Filiberto's Use Permit

**City Council Public Hearing
April 26, 2021**



BACKGROUND

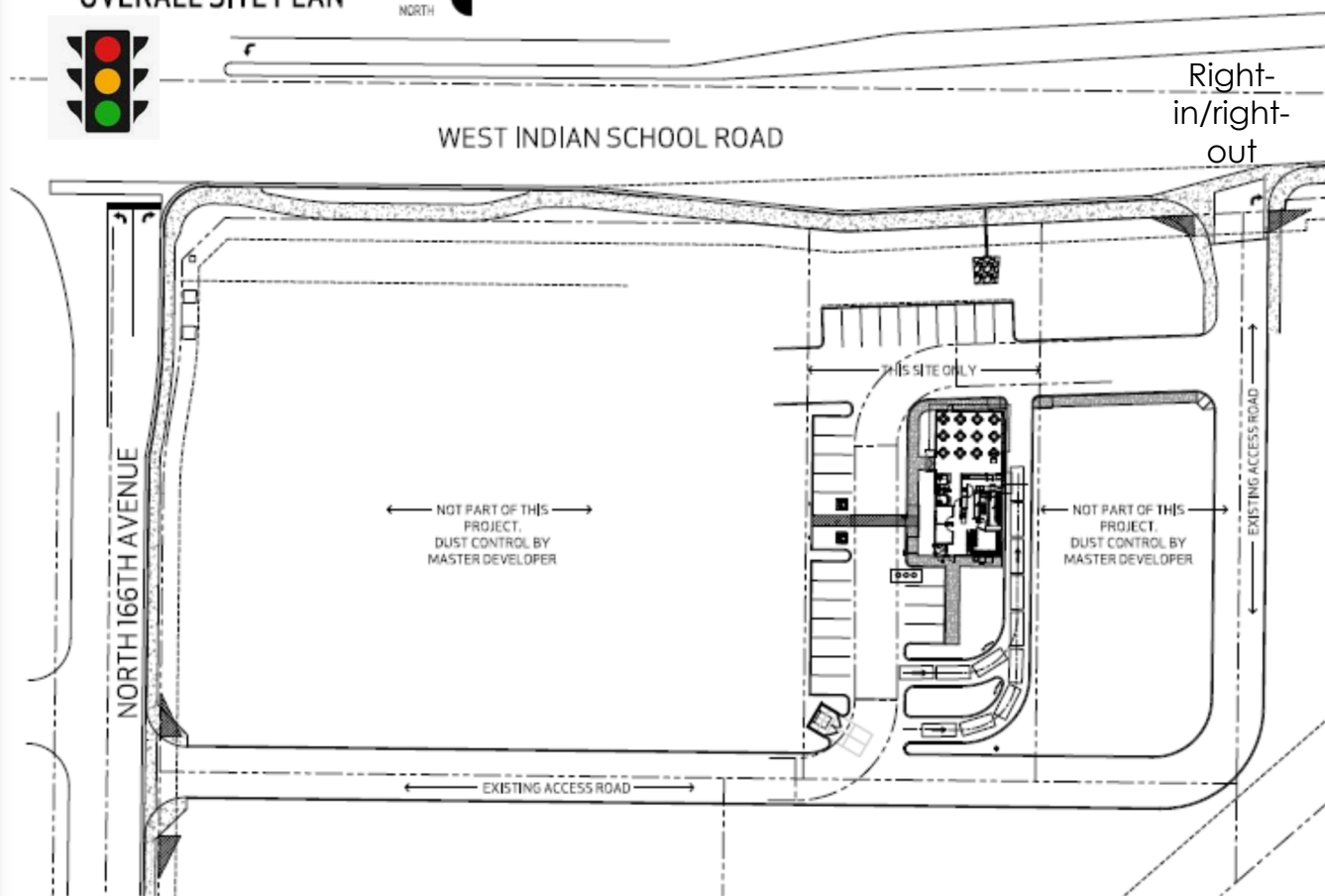
- PV303 PAD
- 1,800 acres
- Zoning adopted 2005 & 2008
- East II – Portion designated for commercial uses
- Convenience Use (drive-through) requires Use Permit



REQUEST

- Use Permit for convenience use (drive-through)
- .83-acre parcel within proposed commercial center
- 2,200 SF restaurant
- Drive-through component
- Master developer to complete center improvements

OVERALL SITE PLAN



WEST INDIAN SCHOOL ROAD

Right-in/right-out

NORTH 166TH AVENUE

← NOT PART OF THIS PROJECT, DUST CONTROL BY MASTER DEVELOPER →

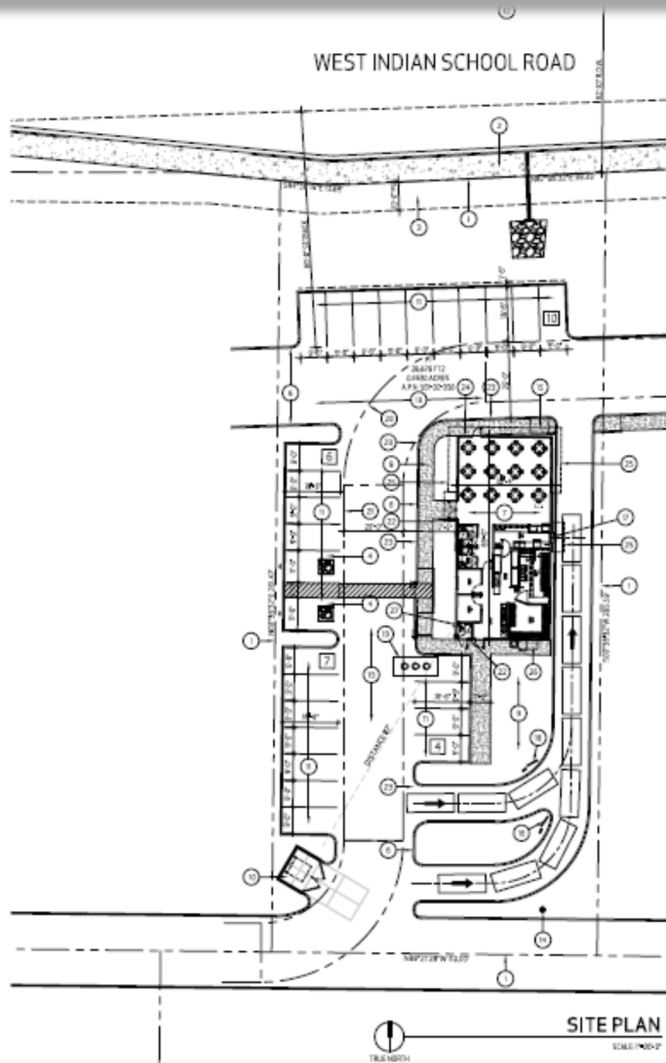
THIS SITE ONLY

← NOT PART OF THIS PROJECT, DUST CONTROL BY MASTER DEVELOPER →

← EXISTING ACCESS ROAD →

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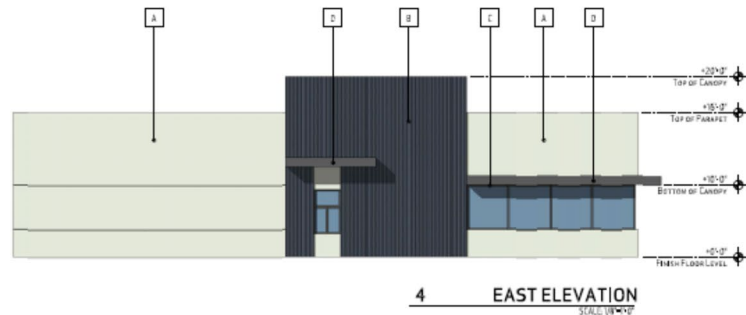
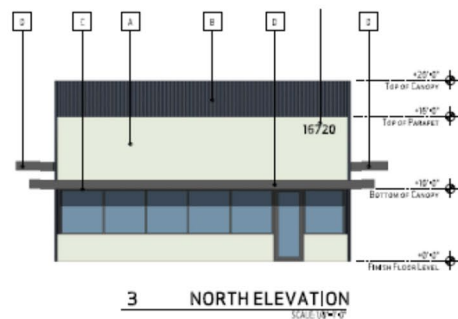
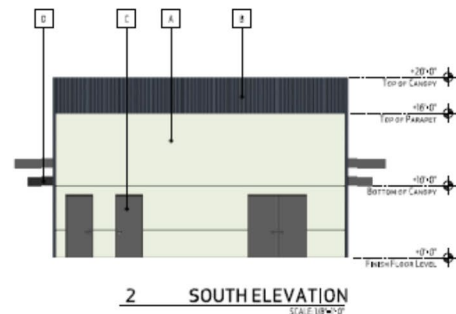
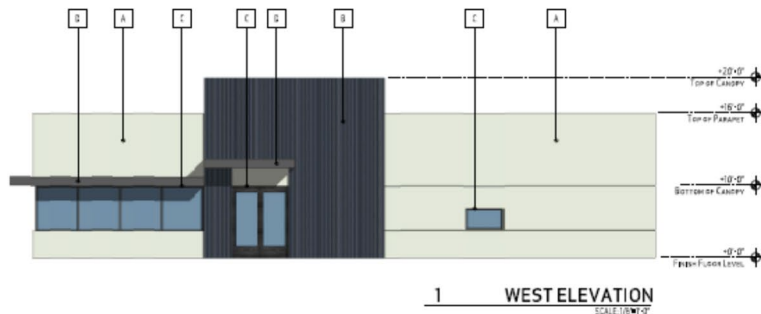
Proposed Development Plan



Proposed Elevations

MATERIAL LEGEND

		FINISH TYPE	USE BY FINISH
1	STUCCO	WHITE GRAY	STAIN (DAINTY EXPOSURE)
2	COLORED METAL SLAT	WHITE GRAY	STAIN (BLACK B)
3	ALUMINUM WINDOW	WHITE GRAY	STAIN (BLACK B)
4	METAL CLADDING	WHITE GRAY	STAIN (BLACK B)



USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
 2. Use is reasonably compatible with uses in surrounding area
- Property & surrounding area intended for commercial uses
 - Proposed use will be similar to other uses permitted in commercial area
 - Separation from residential almost 700'
 - RV storage & golf course act as buffer



CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 24/7 - No restrictions proposed given location

Traffic mitigation

- Improvements for center by master developer

Other concerns

- Use permit only
- Site plan & design review required

PUBLIC PARTICIPATION

- Alternative Citizen Review – Notice mailed to surrounding property owners
- Use Permit requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No opposition to project to date

RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff recommends approval
- Commission recommended approval at 4/14 hearing
- Six stipulations in staff report