

Freddy's Frozen Custard and Steakburgers Restaurant with drive-through

Use Permit

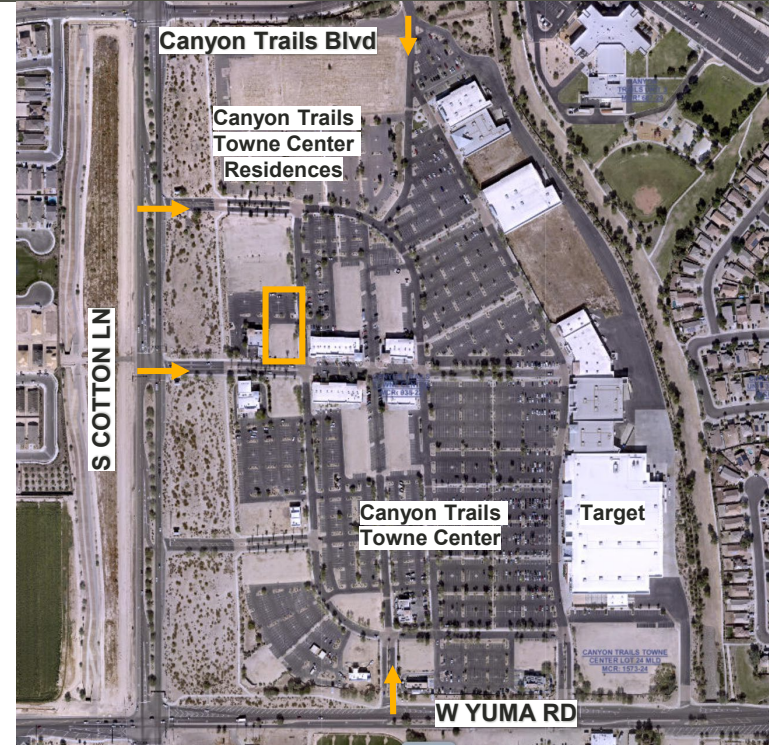


Location



S COTTON LANE

- Use Permit for drive-thru restaurant
- Planned Area Development (PAD) zoning/ Commercial
- .86 acre site



Location

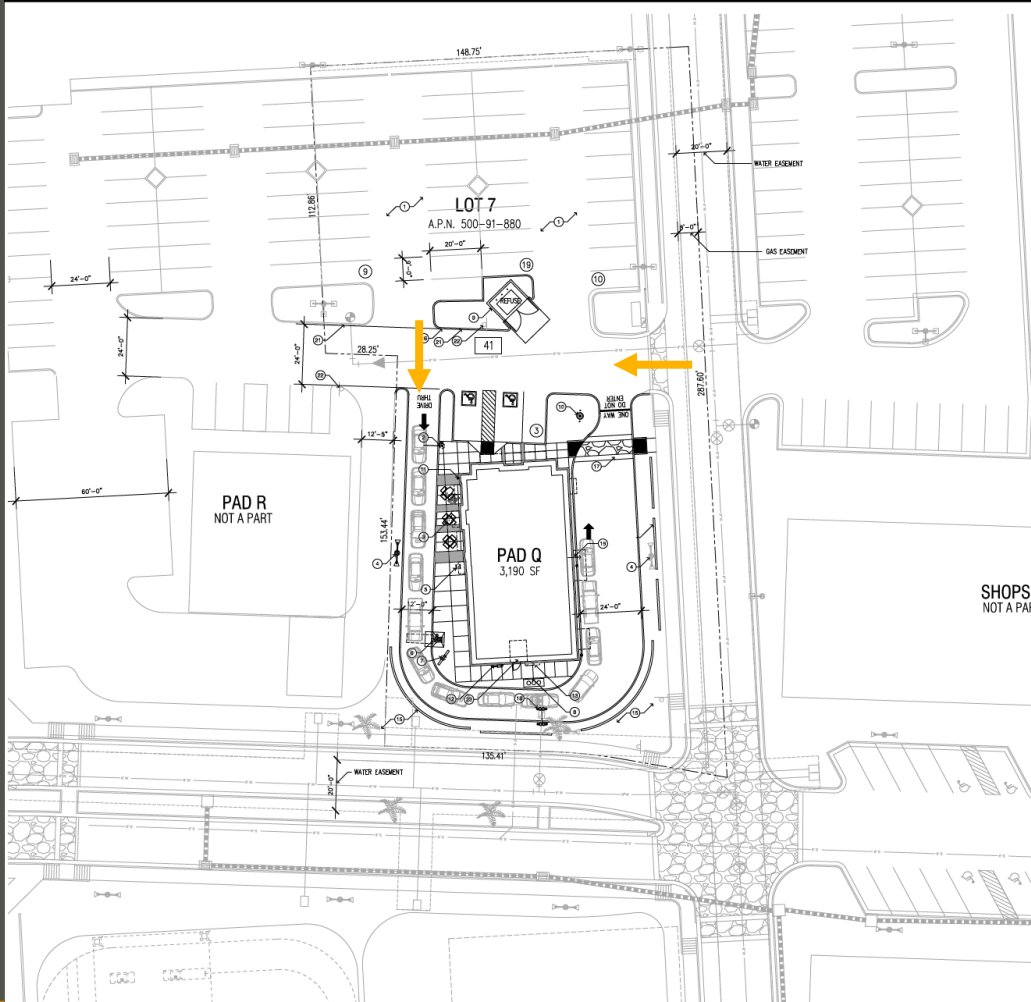


CANYON TRAILS TOWNE CENTER

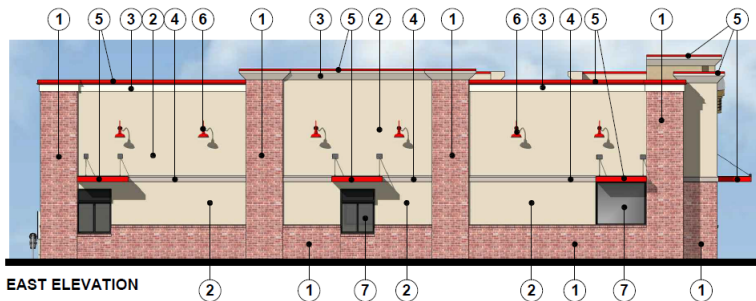
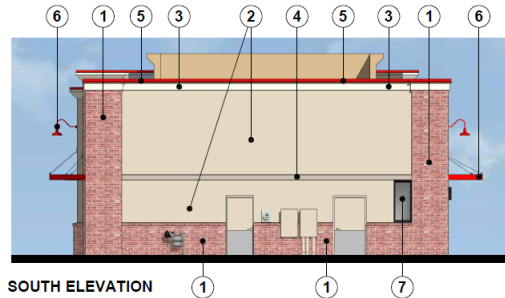
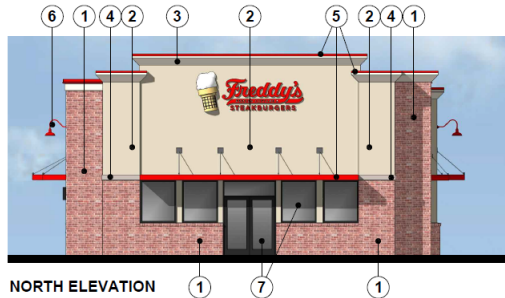
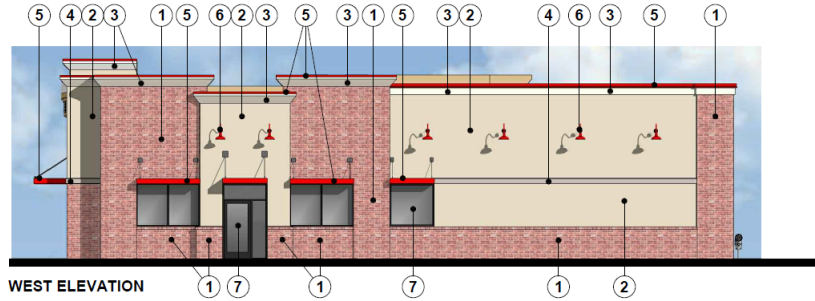
- Within the Canyon Trails Towne Center
 - South of Chipotle and Canyon Trails Towne Center Residences
 - East of Chase Bank
 - West of the Shops buildings



Conceptual Site Plan



Conceptual Elevations



- 1 MODULAR & THIN BRICKS
"RAILROAD BLEND"
BY H.C. MUDDOX BRICK



- 2 EIFS
"ADOBE" DEC726
BY DUNN EDWARDS



- 3 EIFS CORNICE
"RIZ TIDE" DE-1044
BY DUNN EDWARDS



- 4 EIFS TRIM
"SHENANDOAH TAUPE"
BY BENJAMIN MOORE



- 5 METAL COPING
"CARDINAL RED"
BY PAC-CLAD





Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question

Freddy's Use Permit



PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- No public opposition to the project to date

Recommendation



APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- The Planning and Zoning Commission recommended approval (5-0) on 7/6/2022

