

PLANNING DIVISION STAFF REPORT

June 15, 2022

PREPARED FOR THE URBAN DESIGN COMMISSION



Project Address: 4301 East Towne Boulevard
Application Type: Conditional Use Alteration, Advisory Recommendation to Plan Commission
Final Approval is Requested
Legistar File ID #: [71659](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Joe Mayer, Kimley-Horn | Dean Meier, Culver's

Project Description: The applicant is seeking Final Approval for an alteration to an existing Conditional Use for a Culver's restaurant to construct a side-by-side double drive-thru on the northeast end of the site, as well as improvements to paving, landscaping, and site access.

Project Schedule:

- The Plan Commission will review this proposal on June 27, 2022.

Approval Standards: UDC is an **advisory** body on this request. The project site is considered a Planned Multi-use Site. Pursuant to Section 28.137(2), MGO,

"A planned multi-use site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail use or for hotel or motel use, shall require conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission."

Summary of Design Considerations and Recommendations

Staff recommends that the UDC provide its recommendation based on the above standard. Recognizing that this request is limited to site improvements, staff recommends that the UDC review the request and provide a recommendation on the proposed site improvements, especially those related to certain elements of the proposed landscape plan, including:

- Replacement of the four-inch caliper tree that is being removed as a result of the proposed site improvements to a location elsewhere on site; and
- Utilizing bark mulch instead of the proposed use of rock mulch in areas proposed to be modified. Currently, both are utilized on site.