



Planning & Zoning Commission

Meeting Date: August 2, 2022

Requested By: Development Services Department

Item Title:

Consider a site plan application for a drive-thru restaurant at 208 A Avenue West.

The city received a site plan application for a proposed Domino's restaurant to be located at 208 A Avenue West. The 120' x 120' lot is presently vacant and is zoned CC Community Commercial District. A drive-in restaurant is a permitted use in the CC district.

The proposed building will be 2,000 square feet and offer drive-thru pickup, delivery, carry out, and dine-in seating. There will be a front outdoor patio with seating for 8-10 customers, and also indoor seating for another 8-10 customers. The building exterior will feature brick, fiber cement, dryvit/EIFS, and large glass storefront with structural steel awning. A total of 8 parking spaces are required and 21 spaces provided. Landscape trees will be provided on private property along the avenue frontage, as street trees in the right-of-way are not allowed by Iowa DOT. There will also be an additional tree at the southwest corner.

As with other sites along A Avenue, the sidewalk will be relocated away from the street for safety. Primary site access will be from A Avenue (Hwy 92), and the Iowa DOT will only allow one driveway access point. To accommodate delivery and drive-thru traffic, the developer proposes secondary egress to the former North A Street, now a drive lane for the adjoining public parking. Although the proposal eliminates five (5) public parking stalls, the site plan designates five new stalls as "public and customer parking" on the south side of the site to compensate for this parking loss.

The submittal includes a second plan showing delivery truck turning movements. The engineering division is concerned with this plan showing trucks exiting across the former A Street and passing over the east curb edge, through a light pole, and into the city's east parking lot. This issue will require further discussion and possible design changes to avoid damage to city property.

Staff recommends the Planning & Zoning Commission vote to recommend approval of the site plan with the following conditions:

1. A minimum five parking stalls, or equivalent to the number of public stalls lost, are clearly signed and/or designated onsite for public and customer use where shown on the site plan.
2. The proposed truck turning movements are reviewed and discussed with engineering

staff, and design revisions made as needed, to help ensure there will be no damage to public infrastructure or property.

The commission's recommendation will be forwarded to the City Council for consideration on August 15th.

Budget Consideration: \$100 application fee.

Attachments: Application, location map, site plans, elevation drawings, and detail sheets.