DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
September 12, 2018


Staff Present:  E. Golden

Others Present:

Presiding Member:  J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:33pm.

Approval of Minutes

August 29, 2018, DAPR committee meeting minutes.

L. Biggs made a motion to approve the August 29, 2018, meeting minutes, seconded by S. Mangum.

The Committee voted, 10-0, to approve the August 29, 2018, meeting minutes.

New Business

1.  2929 Central Street  Preliminary and Final Approval
Charles Cook, architect, submits for exterior remodeling of the front façade, Normandy Remodeling, in the B1a Business District and the oCSC Central Street Overlay District.

APPLICATION PRESENTED BY:  Charles Cook, architect

DISCUSSION:
- C. Cook described the facade changes, changes include repairing and staining the masonry, an 8” deep framed entry, glass canopy over the entrance, gooseneck lighting. He stated the entry on the previous plan projected further.
- J. Leonard stated the revised plan is cleaner, addresses concerns.
- G. Gerdes stated this work will require a permit, signage will require a separate permit.

G. Gerdes made a motion to grant preliminary and final approval, seconded by S. Mangum.

The Committee voted, 10-0, to grant preliminary and final approval.
2. **1919 Dempster Street**

James Olguin, attorney, submits for a special use permit for the expansion of a Type 2 Restaurant, McDonald’s Restaurant, and a special use permit for the expansion of a Drive-Through Facility in the C2 Commercial District.

**APPLICATION PRESENTED BY:**  
James Olguin, attorney  
Joe Coconato, construction manager

**DISCUSSION:**

- J. Olguin stated McDonald’s plans a major exterior and interior remodel to the restaurant, going from one to two drive-through lanes. He stated the dual drive-through will provide a 50% increase to the drive-through capacity and reduce the back up. He stated the plan includes additional landscaping. He stated the plan includes a cut through lane at the front of the restaurant to improve traffic circulation.
- L. Biggs stated the plan looks the same as what had been considered previously, asked if any changes had been made.
- J. Olguin stated the plan is basically the same.
- L. Biggs stated the cut through lane at the front is a concern, there is a lot of pedestrian and vehicle activity at this location, including vehicles backing up.
- J. Olguin stated not having a cut through lane also creates a traffic problem. He stated vehicles exit onto Dempster and attempt to quickly re-enter the site for the drive-through, creating safety concerns for pedestrians and vehicles. He stated their traffic study recommended the cut through lane.
- S. Mangum stated the May 9, 2018, DAPR minutes noted the vehicles exiting and re-entering the site to get to the drive-through are coming from Dodge. He asked if the drive-through lanes could be configured differently to allow access to the drive-through for vehicles entering the site from Dodge.
- J. Olguin stated the distance between the pick-up window and the order point is critical to the drive-through operation as it gives time for the order to be prepared. He stated also the lane geometry is designed to prevent vehicles from getting to the merge point at the same time.
- J. Leonard stated the cut through lane is not desirable, not pedestrian friendly. She noted the plan creates an additional location where vehicles and pedestrians cross paths. She noted high school students frequently walk to this McDonalds.
- S. Mangum stated the site is unique in that it is not a corner site, but has access from two sites and noted that the parking area off of Dodge is underutilized, a creative alternative plan could be possible to address the unique site.
- L. Biggs stated the plan favors vehicles over pedestrians.
- S. Mangum stated bike parking is needed, as noted at the previous DAPR meeting.
- J. Olguin stated bike parking could be included.

S. Mangum made a motion to recommend approval to ZBA subject to the following conditions: 1. Removal of the cut through lane, 2. Provide bike parking. There was not a second.
• L. Biggs asked if the cut through lane is key to the dual drive-through.
• J. Olguin stated the project can move forward without the cut through, they can still do the dual drive-through.
• J. Coconato stated the proposed site plan is the most efficient, but the cut through lane is not critical to the dual drive-through.
• M. Jones asked if alternative plans could be provided that show the proposed plan is the best option.
• L. Biggs stated the plan needs to be tweaked. She stated pedestrians do not always follow striped paths the same way they do for raised walks. She expressed frustration the cut through lane is not critical but is still shown even after staff has raised concerns.

L. Biggs made a motion to recommend denial to ZBA, seconded by G. Gerdes.

The Committee voted, 10-0, to recommend denial to ZBA.

Adjournment

S. Mangum made a motion to adjourn, seconded by K. Jensen. The Committee voted, 10-0, to adjourn. Meeting adjourned at 3:04pm.

The next DAPR meeting is scheduled for Wednesday, September 19, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith