

**BACKGROUND
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The development did not occur during the three (3)-year timeframe from the date of passage. An extension of two (2) years was approved by the Planning Commission on March 19, 2009, and the extension expired without the development transpiring.

A reinstatement of the expired PCD was approved by the Board of Directors on September 4, 2012, with the adoption of Ordinance No. 20,626. The restaurant on Lot B-8 was subsequently developed; however, no development occurred on Lots B-7 or B-9.

The applicant is seeking to develop Lot B-7 with commercial and retail uses and would like to have C-3, General Commercial District, uses on Lot B-9 for a future development. Lot B-8 is developed with a restaurant with a drive-thru; however, Lot B-9 is not proposed for development in the near term. The development of this lot would require approval of an amended PCD.

Lot B-7 is proposed to have a building containing 8,551 square-feet and fifty-three (53) parking spaces. One (1) parking space is provided for each 161 square-feet of building space. This ratio is sufficient with the proposed mix of restaurant use (one (1) parking space per 100 square-feet) and retail sales (one (1) parking space per 300 square-feet). Five (5) employee parking spaces are situated behind the building and would back into the service easement. A restaurant/food service is planned for the westernmost space of the development on Lot B-7. This use would also have a drive-thru.

Landscaping buffers of twenty-five (25) feet in width are provided between the vehicular use area to the west of the building and the right-of-way of Ranch Boulevard. A fifty (50)-foot wide landscaping buffer is shown abutting the Cantrell Road right-of-way. The building on Lot 7 would have a maximum height of thirty-five (35) feet. All signage would comply with the Highway 10 Design Overlay District.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Aberdeen Court and Johnson Ranch Neighborhood Associations and the Chevaux Court Property Owners Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.