

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

08-0531R

AS AMENDED

RESOLUTION ISSUING A C-5 PLAN APPROVAL TO DULUTH HILL,
LLC FOR DEVELOPMENT OF PROPERTY LOCATED AT MALL DRIVE
AND CENTRAL ENTRANCE (FN 08075, TEXAS ROADHOUSE).

CITY PROPOSAL:

RESOLVED, that:

(a) Duluth Hill, LLC, has submitted to city council a request for C-5 plan approval, in accordance with Section 50-140(a) of the City Code, for a 7,485 square foot building to include parking and landscaping on property described as Lot 1, Block 2, The Home Depot Duluth Addition; and said application was duly referred to the city planning commission for study, report and public hearing, and the city planning commission has subsequently reported its approval to city council; and

(b) At the August 12, 2008, meeting of the city planning commission a recommendation for approval was made by the commission with findings of compliance with the appropriate standards of the ordinance and compliance with the city comprehensive plan; and

(c) The city council of the city of Duluth hereby approves the C-5 plan review to Duluth Hill, LLC, for the development of a 7,485 square foot restaurant with the conditions that the development be limited to and constructed and maintained in accordance with conditions and plans as described in the staff report dated August 12, 2008, pages III H 1 to III H 25 and as identified in Public Document No. _____. The entrance sign will be located as identified on sheet C4 (July 1, 2008).

STATEMENT OF PURPOSE: This resolution approves a C-5 plan review of the Texas Roadhouse to be located at the corner of Mall Drive and Central Entrance. Following the public hearing on August 12, 2008, the planning commission voted unanimously to recommend approval of the C-5 request as it complies with the standards of the C-5 code requirements and the city's comprehensive plan. This is a counter resolution to 08-0532R which denies the C-5 plan review for Texas Roadhouse.

Petition received: July 21, 2008
Action deadline: November 7, 2008