

## Council Meeting Staff Report

May 22, 2019

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Agenda No.: A.

Indexes (Council Goals):

Presenters:

Legislative File: 11996-19

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### Title

Staff Report for Case No. SIT-2019-0034 Site Plan for a Drive Through Fast Food Restaurant.

### .Summary

### Recommended Action

#### Motion Option 1:

I move to approve Case No. SIT-2019-0034, a request for Site Plan Approval to re-develop a property with a fast food restaurant and drive-through, with associated on-site landscaping, parking and traffic circulation, located at 1247 Trinity Drive, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following conditions of approval:

1. A revised Site Plan shall be prepared and submitted prior to filing an application for a Building Permit, incorporating all items identified during at the public hearing.
2. Signage and landscaping shall be placed so as not to impede sight distance at driveways. Provide sight triangles to demonstrate compliance with engineering and County standards at the time of Building Permit submittal. A signage detail shall be submitted for review and approval. All signage will be reviewed separately and requires approval of a separate sign permit.
3. All exterior lighting shall comply with County Code §16-276 (Outdoor Lighting) and with the New Mexico Dark Sky Protection Act (Article 74-12 NMSA 1978).
4. Approval of Building Permits is required prior to commencing construction. However, application for a Demolition Permit for removal of the existing structure and canopy may be made at any time.

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

or

#### Motion Option 2:

I move to deny Case No. SIT-2019-0034, a request for Site Plan Approval to re-develop a property with a fast food restaurant, with associated on-site landscaping, parking and traffic circulation, located at 1247 Trinity Drive, due the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 - Development Code review criteria specified in §16-152A, for the following reasons:

1. ...

### Attachments

A - Staff Report for Case No. SIT-2019-0034 Site Plan for a Drive Through Fast Food Restaurant.

