



CFT Phase 2

Appeal of the Planning Commission's Decision

City Council Meeting, May 11, 2020
Item 5.1

Summary



- ▶ Mr. Sunny Ghai appealed the Planning Commission approval of Resolution No. 20–6 related to the CFT Phase 2 Project
- ▶ PC Resolution No. 20–6 includes the approval of Site Plan Review No. 20–6 for the construction of a 1,608 sq. ft. Sonic Drive–In Restaurant and an 862 sq. ft. Dutch Brothers Coffee with drive–through.
- ▶ Mr. Ghai appealed the PC’s decision on the basis that he believes the project would create cut–through traffic across the O’Reilly–Burger King site for access to Harlan Road.

Background

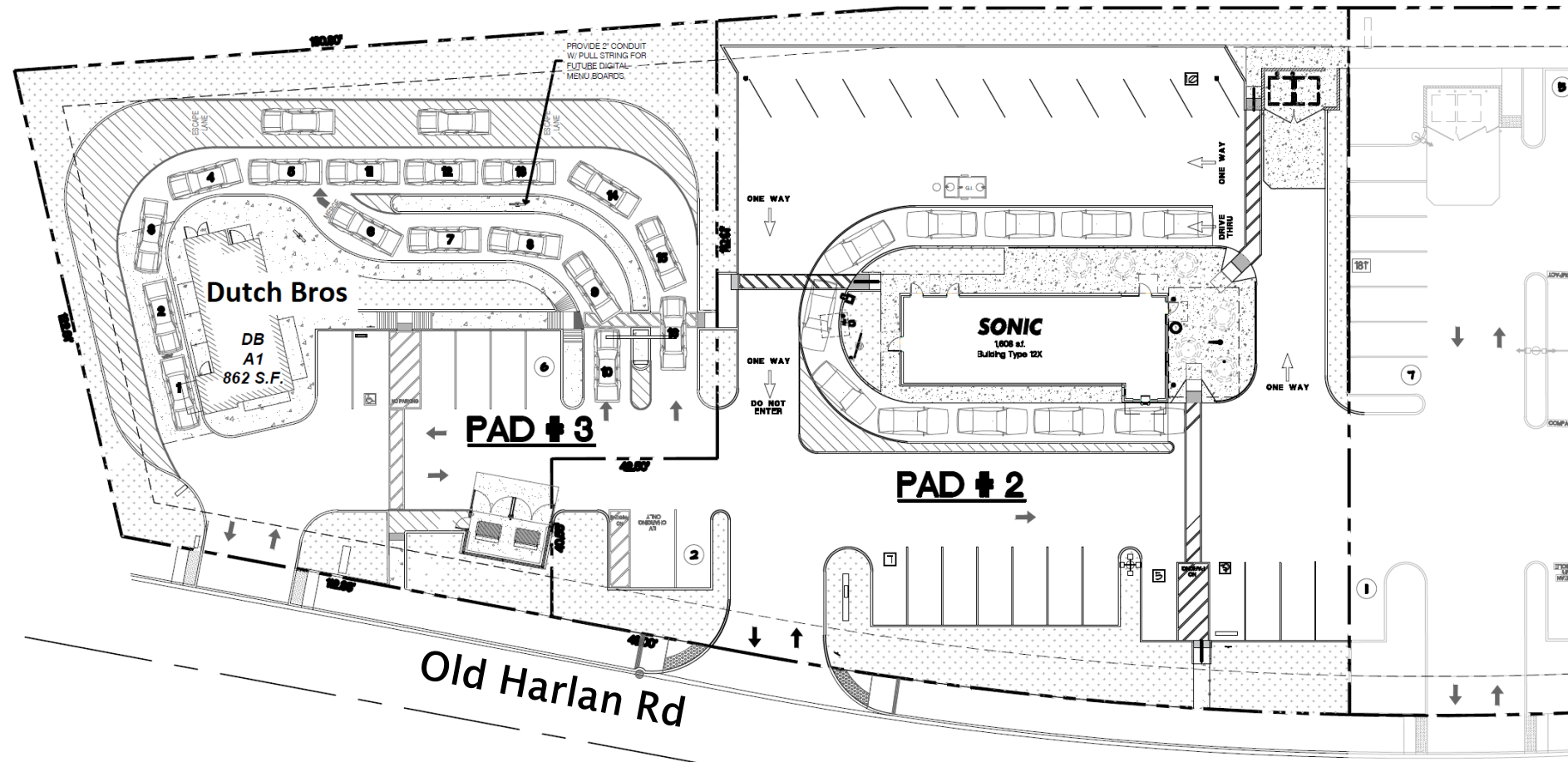


- ▶ The project is Phase 2 of the CFT Development. Phase 1 included the development of the recently opened Panda Express Restaurant, which was approved by PC on January 16, 2019.
- ▶ The PC approval of Phase 1 was conditioned to fund the preparation of a traffic study for development of the remaining project area.
- ▶ In compliance with this condition, a Traffic Study was prepared by Crane Transportation Group. The purpose of the Traffic Study was to determine potential circulation impacts due to the proposed development.

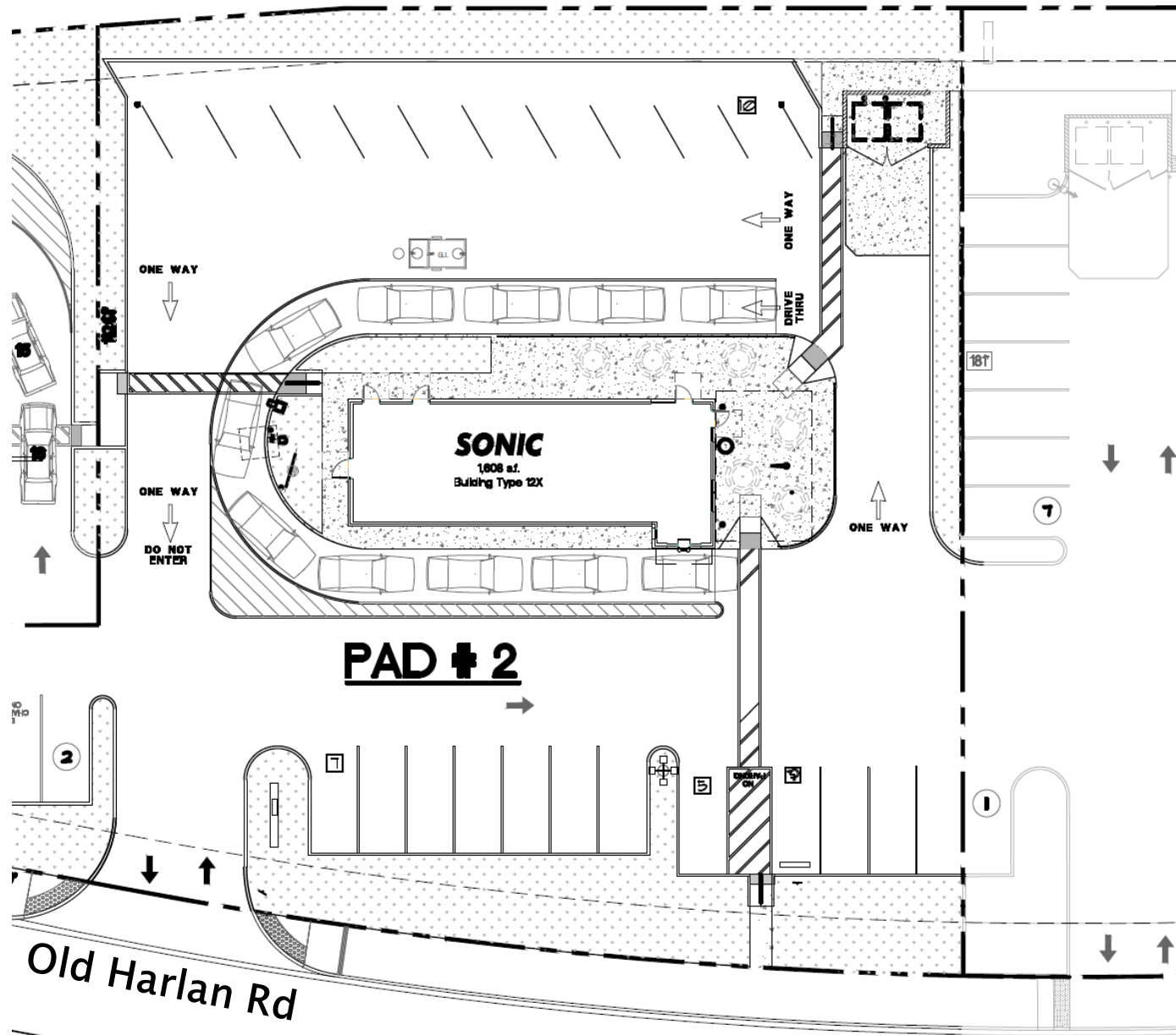
Vicinity Map



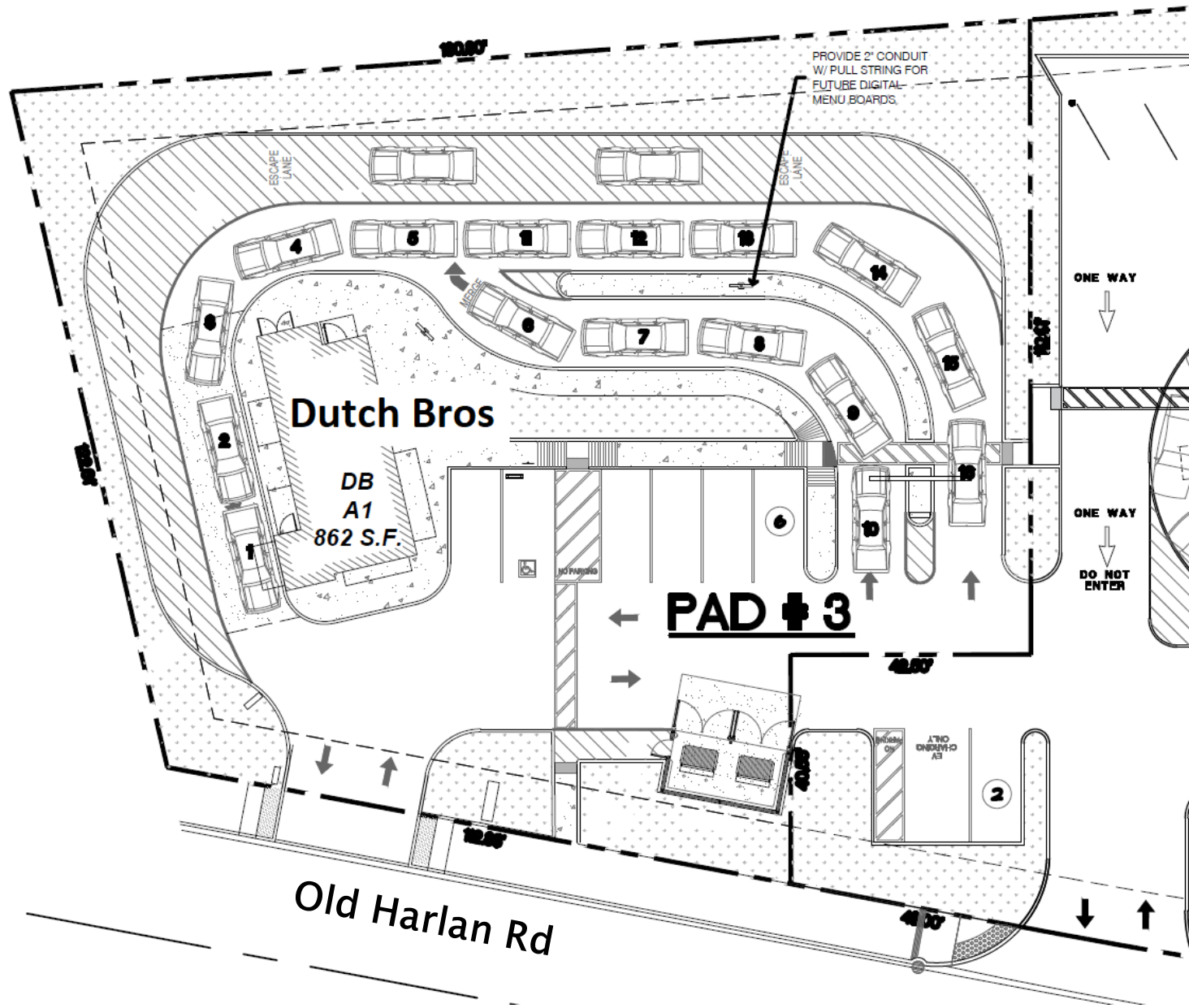
Site Plan



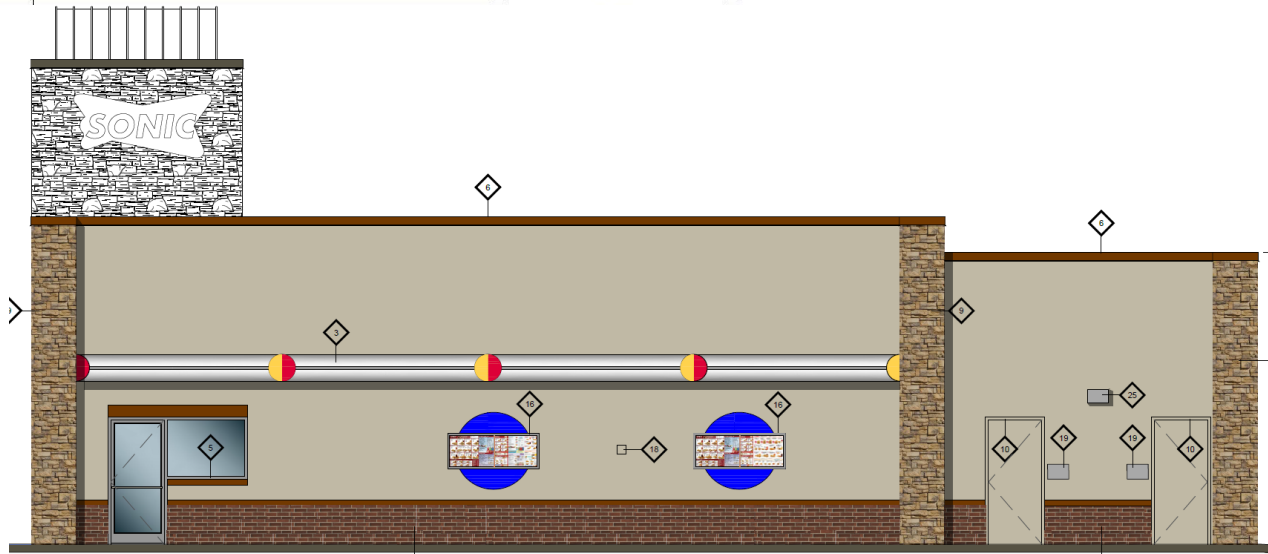
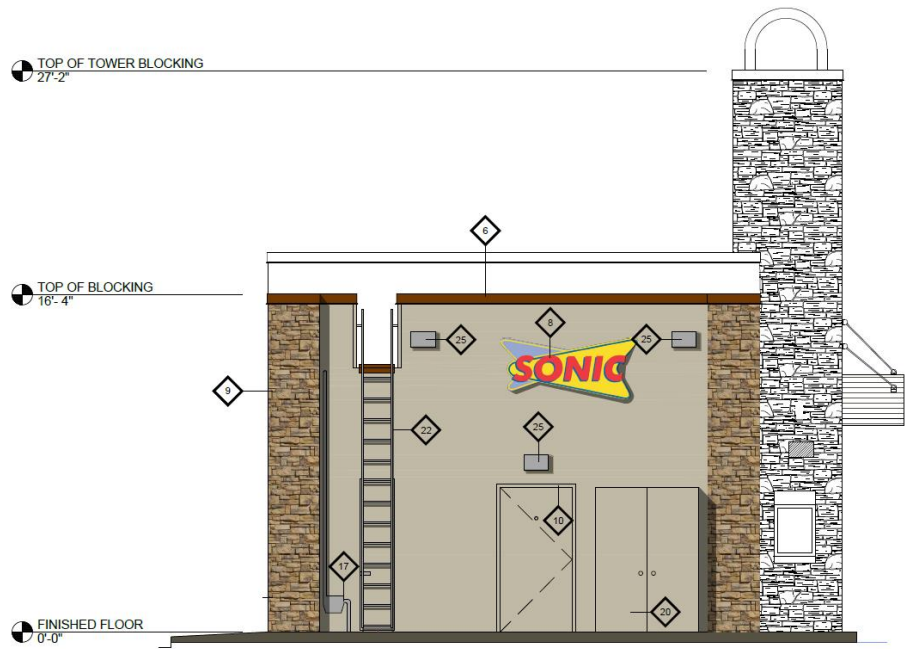
Site Plan - Sonic Drive-In



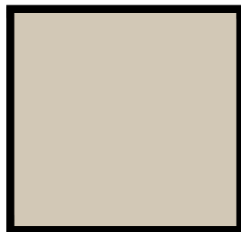
Site Plan - Dutch Bros



Elevations – Sonic Drive-In



Elevations – Sonic Drive-In



1 CORONADO STONE VENEER
IDAHO DRYSTACK
CARMEL MOUNTAIN

2 ACME BRICK
COLOR: SUMMER VINEYARD
MORTAR: GRAY

3 SHERWIN WILLIAMS
SAND
SW 7529

4 SHERWIN WILLIAMS
ENDURING BRONZE
SW 7055

5 SHERWIN WILLIAMS
BUTTERFIELD
SW 6676

Elevations – Dutch Bros



Elevations – Dutch Bros

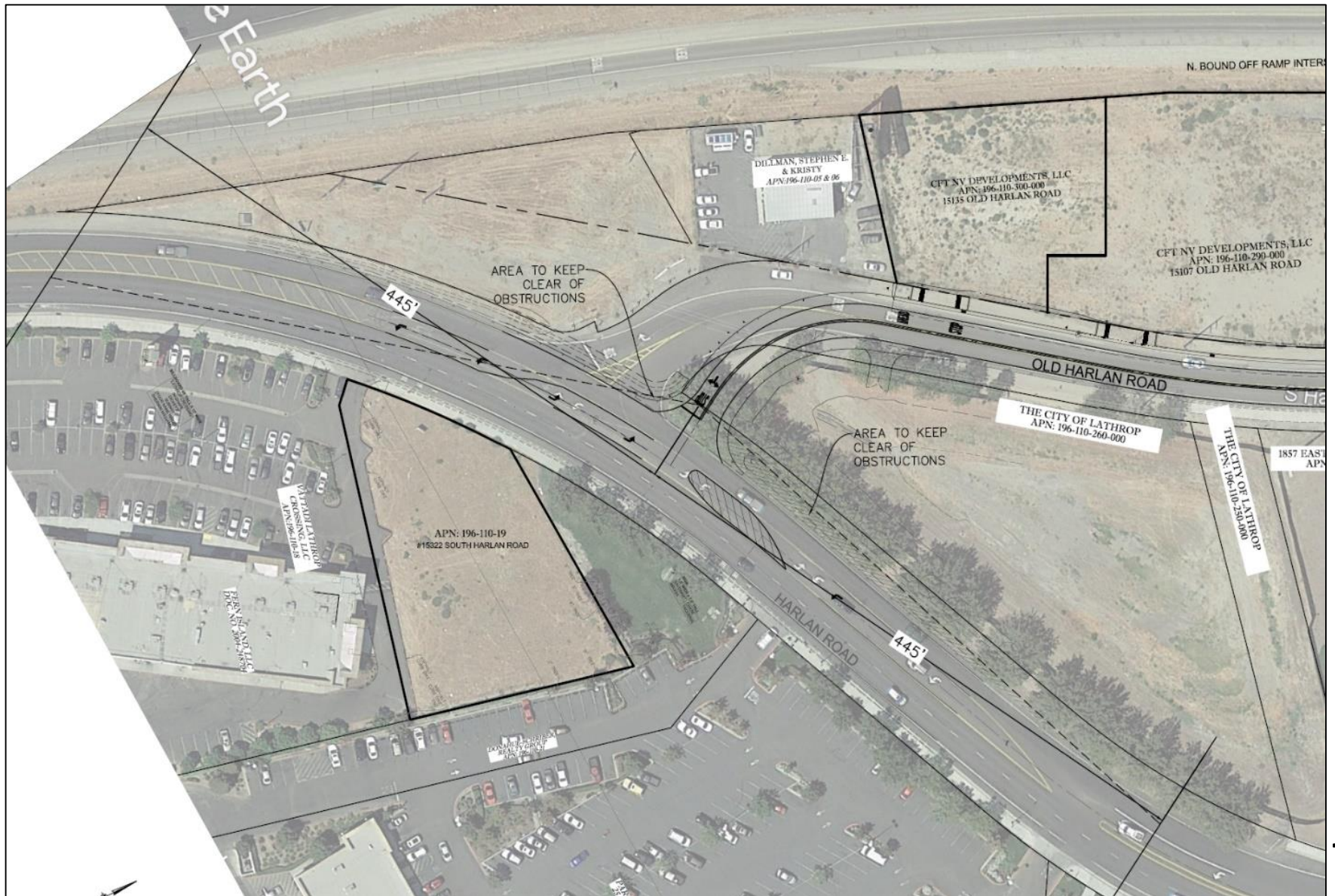


Sight Distance Concern



- Recommended improvement from Traffic Study is to relocate the Old Harlan Road and Harlan Road intersection to allow left turns to Harlan Road. New intersection will move about 100–feet north to establish a 90–degree point–of–connection.
- Commissioner Dresser raised concerns regarding potential site distance obstruction along the re–alignment of Old Harlan Road and Harlan Road.
- The required stopping sight distance for a 40mph approach is 300 feet. The proposed configuration is designed at 445 feet.

Sight Distance Concern



Appeal



▶ Cut-Through Traffic to Burger King

- Mr. Ghai's appeal is on the basis that he believes the project would create cut-through traffic across the O'Reilly-Burger King site for access to Harlan Road.
- The Traffic Study referenced by Mr. Ghai in his appeal was a condition of approval for the Panda Express Restaurant, triggered by the development of Phase 2.
- The Traffic Study analysis reviewed level of service and delay at each intersection, vehicle queuing on critical approaches to select intersections, and the possibility that some project traffic may use the O'Reilly-Burger King parking lot for access to Harlan Road.

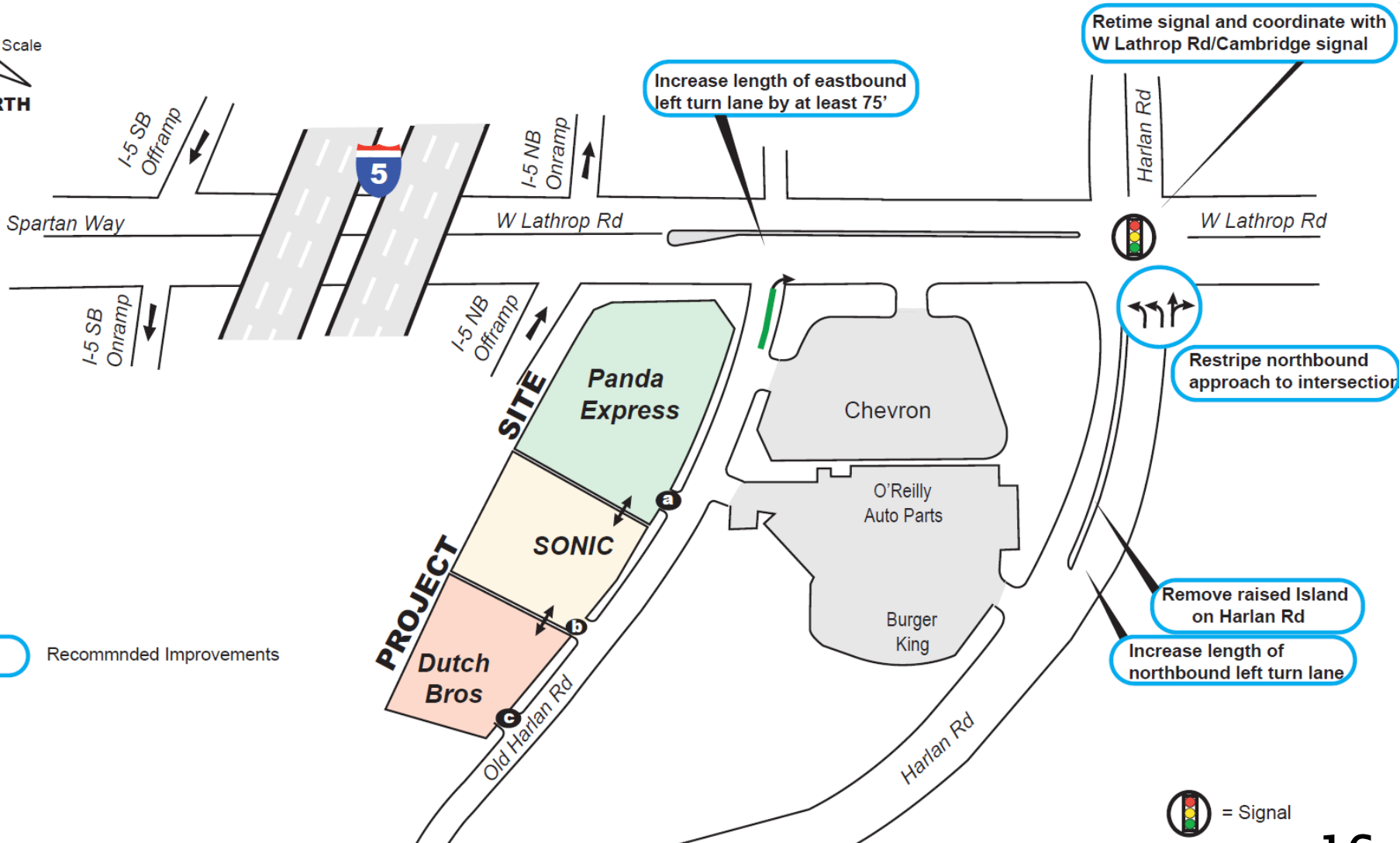
Appeal



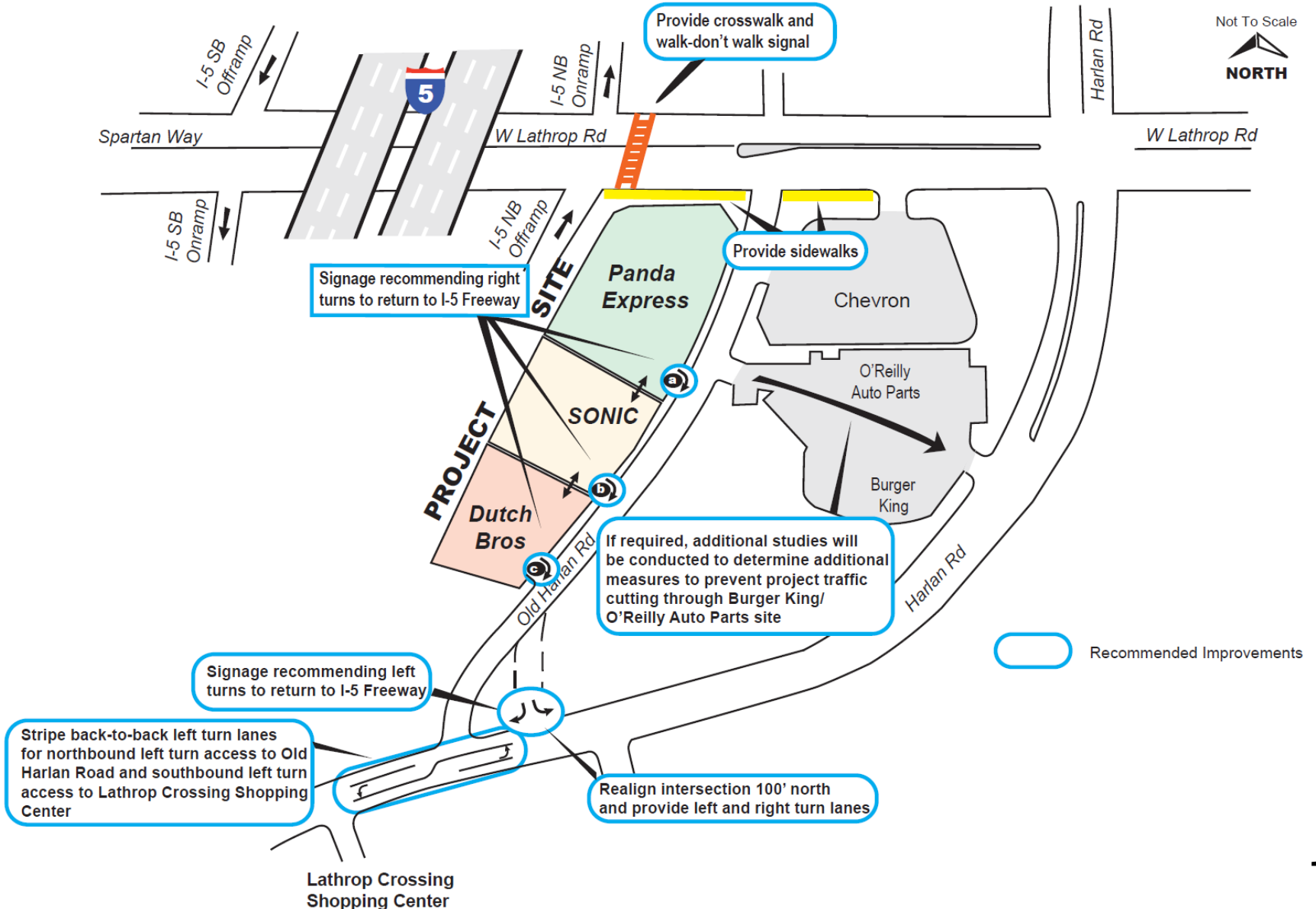
- ▶ Cut-Through Traffic to Burger King
 - The Traffic Study concluded that both the existing plus project, and cumulative plus project scenarios, there will be additional queuing on the northbound Old Harlan Road approval to Lathrop Road and that diversion of some backed up drivers through the Chevron or O'Reilly-Burger King driveways could be possible.
 - In order to address this, off-site improvements to improve traffic flow, reduce potential for cut-through traffic, and improve safety for pedestrians accessing the area were recommended.

Improvements- City Responsibility

Not To Scale



Improvements - CFT Responsibility



Appeal



▶ Cut-Through Traffic to Burger King

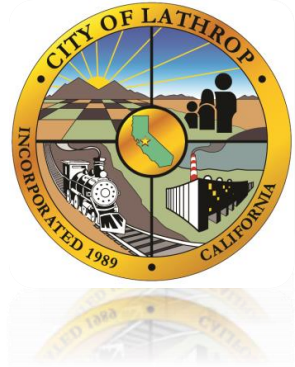
- The Traffic Study recommendations are included as Conditions of Approval of the project.
- It is important to note that the City does not have a mechanism to prevent customers from a nearby business driving through an adjacent commercial property.
- Staff finds that the Traffic Study adequately analyzed the project, identified a concern, and recommended off-site improvements that will improve traffic flow, reduce the potential for cut-through traffic, and will improve safety for pedestrians accessing the area.

Recommendation



- ▶ Planning Commission and Staff recommends the City Council:
 - Adopt a Resolution affirming the decision of the Planning Commission to approve Resolution No. 20-6.

Alternative Recommendation



- Modify the Planning Commission's decision and add a new condition to install a three (3) way stop sign at the intersection of Old Harlan Road and Harlan Road.
- If this alternative to modify the decision by the Planning Commission is chosen, the City Council must adopt the Alternative Resolution (Attachment 4).