



Legislation Details (With Text)

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Title: CONSIDERATION OF A SPECIAL EXCEPTION USE, TO PERMIT DRIVE-THRU FACILITIES AT ROCK ISLAND PLAZA (374-400 ROCK ISLAND ROAD) FOR DUNKIN DONUTS.

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Attachments: 1. RESOLUTION - APPROVAL, 2. RESOLUTION - DENIAL, 3. SITE PLAN, 4. MINUTES - DRC 8/15/13, 5. MINUTES - DRC 12/19/13, 6. MINUTES - CITY COMMISSION 9/18/13

Date	Ver.	Action By	Action	Result
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TO: Mayor and City Commission

FROM: Jerry A. Blough, City Manager

DATE: April 2, 2014

CONSIDERATION OF A SPECIAL EXCEPTION USE, TO PERMIT DRIVE-THRU FACILITIES AT ROCK ISLAND PLAZA (374-400 ROCK ISLAND ROAD) FOR DUNKIN DONUTS.

BACKGROUND: This application is to permit drive-thru facilities at the Rock Island Plaza located at 374-400 Rock Island Road. The configuration of Rock Island Plaza consists of a freestanding medical office building and a multi-tenant retail building. This configuration was reviewed by the Development Review Committee on December 19, 2014. This applicant has previously appeared before the City Commission on September 18, 2013 with a proposal that included a free standing Dunkin Donuts, however, this application incorporates the Dunkin Donuts into the multi-tenant retail building. This design include a drive-thru lane that wraps around the rear of the multi-tenant building to provide additional vehicle stacking capacity and also screens the drive-thru lane from Rock Island Road.

RECOMMENDATION: The Development Review Committee recommended approval on December 19, 2013.

FISCAL IMPACT: N/A

CONTACT PERSON: Benjamin J. Ziskal, AICP, Director of Economic Development